

<p><b>Reference:</b> 18/00313/REM</p>	<p><b>Site:</b> Land adjacent Church Hollow, to rear of Hollow Cottages and north of London Road, Purfleet</p>
<p><b>Ward:</b> West Thurrock and South Stifford</p>	<p><b>Proposal:</b> Application for approval of reserved matters (layout, scale, appearance and landscaping) for Zone 1A of the outline proposals for the development of 2,850 dwelling houses and associated uses on land at Purfleet, bounded to the north by Tank Lane and the High Speed 1 Rail Link; to the east by the chalk cliffs of Botany Quarry, the Carpetright storage and distribution centre and to the southeast by Esso petroleum storage facility; to the southwest and south by the River Thames and to the west / north-west by residential properties and the Essex Thameside railway line and associated uses (application reference 17/01668/OUT), comprising the development of 61 dwelling houses, re-landscaping of Hollow Woods, car and cycle parking, landscaping and associated works, including internal estate roads and new accesses onto Church Hollow, Caspian Way and London Road and any related infrastructure works.</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
PFT-KSS-Z1-A-ZZ-DR-A-9001 Rev. P05	Site Location Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9002 Rev. P06	Existing Site Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9003 Rev. P07	Site Roof Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9101 Rev. P12	Site Building Entry Level Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9102 Rev. P09	Dwelling Types Key Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9201 Rev. P02	Existing Section 1	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9202 Rev. P02	Existing Section 2	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9203 Rev. P04	Site Sections	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9301 Rev. P04	Hollow Wood & London Road Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9302	Mews & Caspian Way Elevations	26.02.18

Rev. P04		
PFT-KSS-Z1-A-ZZ-DR-A-9401 Rev. P04	Site Demolition Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9601 Rev. P04	House Type 1 – London Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9602 Rev. P04	House Type 2 – Mews	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9603 Rev. P04	House Type 3 – Orchard Terrace	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9604 Rev. P04	House Type 4 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9605 Rev. P04	House Type 5 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9606 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9607 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9608 Rev. P04	House Type 8 – Hollow Wood Road	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X001 Rev. P03	Zone 1A General Arrangement	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X002 Rev. P02	Zone 1A Hollow Wood Crescent Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X003 Rev. P02	Zone 1A Orchard Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X004 Rev. P02	Zone 1A Mews & Caspian Way Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-U001 Rev. P02	Zone 1A Earthworks Plan	26.02.18
PFT-WAT-Z1-A-XX-DR-D-V001 Rev. P07	Zone 1A Proposed Drainage Strategy	31.10.19
EXA-Z1-AN-ZZ-DR-L-001 Rev. A	General Arrangement Illustrative Masterplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-002 Rev. A	General Arrangement Keyplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-003 Rev. A	General Arrangement Legend	26.02.18
EXA-Z1-AN-ZZ-DR-L-101 Rev. A	General Arrangement Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-102 Rev. A	General Arrangement Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-103 Rev. A	General Arrangement Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-104 Rev. A	General Arrangement Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-200 Rev. A	Planting Schedules and Specification	26.02.18
EXA-Z1-AN-ZZ-DR-L-201 Rev. A	Planting Plan Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-202 Rev. A	Planting Plan Sheet 2 of 4	26.02.18

EXA-Z1-AN-ZZ-DR-L-203 Rev. A	Planting Plan Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-204 Rev. A	Planting Plan Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-500 Rev. A	Section Reference Plan	26.02.18
EXA-Z1-AN-ZZ-DR-L-501	Section 1-3	26.02.18
EXA-Z1-AN-ZZ-DR-L-502	Section 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-503	Section 5-6	26.02.18
EXA-Z1-AN-ZZ-DR-L-701	Landscape Detail 1	26.02.18
EXA-Z1-AN-ZZ-DR-L-702	Landscape Detail 2	26.02.18
EXA-Z1-AN-ZZ-DR-L-703	Landscape Detail 3	26.02.18
EXA-Z1-AN-ZZ-DR-L-704	Landscape Detail 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-705	Landscape Detail 5	26.02.18
EXA-Z1-AN-ZZ-DR-L-706	Landscape Detail 6	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X005 Rev. P02	Zone 1A Highway Adoption Plan	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X009 Rev. P01	Zone 1A – Swept Path Analysis Sheet 1	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X010 Rev. P01	Zone 1A – Swept Path Analysis Sheet 2	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X011 Rev. P01	Zone 1A Street Lighting Layout	31.10.19

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> <li>• Design and Access Statement</li> <li>• Planning Statement</li> <li>• Energy Statement</li> <li>• Operational Waste Strategy</li> <li>• Sustainability Statement</li> <li>• Built Heritage Statement</li> <li>• Environmental Statement: Zone 1A Reserved Matters Further Environmental Information</li> <li>• Response to Reserved Matters Highways Queries</li> <li>• Safety Audit Response Sheet</li> <li>• Internal Daylight and Sunlight Report</li> </ul>	
<p><b>Applicant:</b> Purfleet Centre Regeneration Ltd</p>	<p><b>Validated:</b> 26 February 2018 <b>Date of expiry:</b> 13 January 2020 (Extension of time for determination agreed)</p>
<p><b>Recommendation:</b> Approve the reserved matters, subject to conditions.</p>	

**1.0 DESCRIPTION OF PROPOSAL**

This is an application for the approval of reserved matters, for a parcel of land, following the grant of outline planning permission (ref. 17/01668/OUT) for the redevelopment of the central area of Purfleet (known as Purfleet Centre).

1.1 The application seeks approval for the reserved matters of appearance, landscaping, layout and scale of the first Sub-Zone (1A) of the development. The matter of access of the outline application site to the surrounding highway network was considered and approved via the outline planning permission

1.2 The key elements of the submission are summarised in the table below.

<u>Site Area</u>	2.36 Ha
<u>No. of dwellings</u>	TOTAL 61 dwellings comprising:  16 no. two-bed houses 37 no. three-bed houses 8 no. four-bed houses
<u>Density</u>	c.26 dwellings per hectare
<u>Storey Heights</u>	Two and three-storeys
<u>Parking</u>	TOTAL 94 car parking spaces comprising:  27 no. integral garage spaces 42 no. on plot spaces 6 no. on-street spaces 15 no. visitor spaces 4 no. spaces for Botany Terrace

1.3 Appearance:

In relation to the consideration of reserved matters, “appearance” is defined as the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

1.4 The built form of the proposals can be summarised as a modern development of houses comprising mews, terraces and semi-detached properties. A total of eight house types are proposed with the table below describing elements of proposed appearance:

<u>House Type</u>	<u>Roof Form</u>	<u>External</u>	<u>Windows</u> /	<u>Key Features</u>
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		<u>Materials (walls)</u>	<u>Doors</u>	
1 – London Road	Pitched, tiled	Hanging tiles / metal cladding	Metal window & door frames. Metal garage door	Roof terrace to rear elevation
2 - Mews	Flat, with part green roof	Timber effect cladding (horizontal)	Metal window & door frames. Metal garage door	Projecting metal clad window box to first-floor bedroom
3 – Orchard Terrace	Pitched, tiled	Timber effect cladding (horizontal & vertical)	Metal window & door frames. Metal garage door	Projecting metal clad window box to first-floor bedroom. Roof terrace.
4 – Caspian Way	Pitched, metal cladding & hanging tiles	Metal cladding & hanging tiles	Metal window & door frames	Roof terrace inset into roof pitch
5 – Caspian Way	Pitched, metal cladding & hanging tiles	Metal cladding & hanging tiles	Metal window & door frames	Roof terrace inset into roof pitch
6 & 7 – Hollow Woods Road	Pitched, metal cladding. Gable-ends to front and rear	Timber effect cladding (horizontal & vertical)	Metal window & door frames	Roof terrace (house type 6)
8 – Hollow Woods Road	Pitched, metal cladding. Gable-ends to front and rear	Timber effect cladding (horizontal & vertical)	Metal window & door frames	

1.5 The appearance of the built development can be described as contemporary, but also recognising the sensitivity of the site’s location partly within Purfleet Conservation Area and close to listed buildings (Hollow Cottages). Finishing materials would be a blend of modern metal cladding with metal-framed windows and more traditional timber effect cladding and hanging tiles. Roof forms would be predominantly pitched, with front and rear gables along the northern edge of Hollow Woods. However, house type 2 comprising a mews terrace of 11 no. houses close to Botany Terrace would have a flat roof form. The proposed house types also include a number of contemporary elements including green roofs, roof terraces and projecting window boxes.

1.6 Landscaping:

In relation to the consideration of reserved matters “landscaping” is defined as the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated, including screening, planting, earthworks and the provision of open spaces or other amenity features.

- 1.7 Tree Preservation Order ref. 08/1992 protects two areas of woodland located firstly rear of Hollow Cottages and south of Caspian Way and secondly to the west of Botany Terrace and south of Hollow Cottages. The proposals would involve the removal of trees to the south of Caspian Way to accommodate the development, but would not directly impact on the woodland further south, although management of retained trees would be required.
- 1.8 In addition to these retained areas of woodland, the proposals would include a new area of orchard planting (known as Orchard Walk) at the site’s south-eastern corner. Within the retained woodland area (Hollow Woods) a local equipped area for play and a separate local area for play are proposed.
- 1.9 Existing ground levels vary across the site and generally fall from south to north (London Road towards Caspian Way) from c.7.5m to c.2.5m. Localised re-profiling of ground levels is proposed in order to facilitate the development. However, the proposed finished levels are in conformity with the ground level parameters established by the outline planning permission.

1.10 Layout:

In relation to the consideration of reserved matters, “layout” is defined as the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 1.11 The proposed dwellings would be arranged in pairs of semi-detached groups, short terraces and longer mews-style terraces. Semi-detached and short terraces would be arranged along the northern edge of the site, parallel to Caspian Way, with longer residential terraces on the eastern part of the site. The access plans approved via the outline planning permission establish the position of a secondary road network access point into the current site from Church Hollow. The submitted layout uses this approved access point for a new east to west road and associated footway. To the east of Botany Terrace a one-way loop access would provide access to the mews terraces. On the northern side of the east-west access road a new road would link into the spur of the adjoining Caspian Way residential development. This new link would provide two-way access to dwellings at the north-eastern corner of the site, but no north-bound vehicle access into Caspian Way, although south-bound vehicle

access would be possible. At the eastern end of the east-west access road a junction would link into a new road which would serve future phases of the Purfleet Centre development located adjacent to the railway line.

1.12 The proposed layout of built development would be arranged on the northern side of the east-west access road and on both sides of the mews access and Caspian Way spur road.

1.13 Scale:

In relation to the consideration of reserved matters “scale” is defined as the height, width and length of each building proposed within the development in relation to its surroundings.

1.14 This application proposes a mix of two-storey (House Types 2 and 8) and three storey (House Type 3 - 7) houses. Due to the changes in ground levels across the site House Type 1 would be two-storey as seen from London Road and three-storeys as seen from the rear (north). Two-storey houses (House Types 2) would be located on the north-western side of the ‘Mews’ street comprising a flat-roof design with a height of c.7.3m to the roof parapet. House Type 8 (two-storey) would be located at the western-end of Hollow Woods Crescent with a maximum roof ridge height of c.8.4m. This House Type would be located to the south and south-west of existing dwellings at nos. 2 and 397-401 (odds) Caspian Way. The remaining proposed houses aside from House Type 1, would be three-storeys in height with pitch-roof designs and roof ridge heights of between 10.m and 12.8m.

1.15 Other Works

In response to the changes in ground levels across the site, in particular the fall from parts of London Road into the site, the proposals include the re-profiling of levels in order to create a development platform.

## **2.0 SITE DESCRIPTION**

2.1 This area forms the western-most part of the Purfleet Centre site (the subject of planning permission ref. 17.01668/OUT) and comprises an irregularly shaped parcel of land totalling c.2.36 Ha in area. This area is largely wooded and part of this woodland is subject to a Tree Preservation Order (reference 8/92). The eastern part of the site comprises the former Cornwall House site, now used principally as a Council car park. The western part of the site forms a part of the Purfleet Conservation Area. The southern part of the site, which faces onto London Road to the west of Botany Terrace, is at a higher ground level relative to the rest of the site

and, therefore, at a lower risk of flooding. The majority of this site is located in the high risk flood zone.

2.2 Hollow Cottages, a terrace of Grade II listed buildings, adjoin the site to the west, whilst modern dwellings in Caspian Way adjoin to the north. London Road and Botany Cottages adjoin the site to the south.

2.3 Purfleet railway station ticket office and a small station car park is located a short distance to the east of the site.

**3.0 RELEVANT HISTORY**

Reference	Address	Description of Proposal	Decision
05/01095/TTGFUL	Cornwall House, London Road, Purfleet	Demolition of existing buildings and redevelopment of the site for 84 residential dwellings, comprising of 16 x 1 bedroom flats, 61 x 2 bedroom flats, 7 x 3 bedroom flats. 780 sq.m floorspace, car parking and landscaping.	Appeal Dismissed 11.05.2007
07/00362/TTGFUL	Cornwall House, London Road, Purfleet	Demolition of existing buildings and redevelopment of the site for 95 residential dwellings, comprising 86 flats and 9 houses, up to 500 sq.m. non-food retail, car parking and landscaping.	Approved 18.06.2008
11/00852/CAC	Harlow Cottage, London Road, Purfleet	Demolition of Harlow Cottage and other structures including fences, gates, walls and other means of enclosure.	Approved 01.12.11
13/00241/FUL	Cornwall House, London Road,	Retrospective application for the use	Approved 06.09.2013



	Purfleet	of land for the storage of plant, lorries and motor vehicles, scaffolding, materials, 2 mobile caravans and 4 containers.	
14/01378/CV	Cornwall House, London Road, Purfleet	Request to allow a further 18 months temporary permission (13/00241/FUL).	Withdrawn
14/01388/FUL	Cornwall House, London Road, Purfleet	Continued use of land for the storage of plant, lorries and motor vehicles, scaffolding and materials.	Approved 18.03.15
15/01394/TBC	Cornwall House, London Road, Purfleet	Proposed car park (change of use of land from storage and distribution use to car park) with associated surfacing, lighting and pay and display machines	Approved 18.12.15
16/01305/FUL	Harlow Cottage, London Road, Purfleet	New drive to allow access to garden from Church Hollow including turning area and parking for 2 cars.	Approved 05.12.16
17/01008/OUT	Harlow Cottage, London Road, Purfleet	Outline application in respect of the redevelopment of Harlow Cottage into 5no. 2 bedroom flats and 6no. 4 bedroom houses not to exceed three stories in height (all matters reserved)	Withdrawn
17/01534/TPOCA	Land rear of Botany Terrace	To clear paths through the wooded areas to	Approved 19.12.17

	and Hollow Cottages, London Road, Purfleet	facilitate access then allow trees to regenerate naturally	
17/01668/OUT	Land at Purfleet Centre	Application for outline planning permission, with all matters reserved for subsequent approval, apart from means of access, for mixed-use redevelopment of up to 2,850 dwellinghouses etc.	Approved
18/00046/FUL	Harlow Cottage, London Road, Purfleet	Demolition of existing bungalow and erection of 7 new build residential properties.	Refused 21.03.18
18/01439/FUL	Harlow Cottage, London Road, Purfleet	Demolition of existing bungalow and erect 5 new dwellings with private driveway (resubmission of 18/00046/FUL Demolition of existing bungalow and erection of 7 new build residential properties)	Approved 17.12.2018

- 3.1 As set out in the table above, there have been a number of recent planning permissions for the eastern (former Cornwall House site) and western (Harlow Cottage site) parts of the site. However, of most relevance to this case is the recent outline planning permission for the comprehensive redevelopment of central Purfleet (ref. 17/01668/OUT).
- 3.2 The outline planning permission establishes the principle of the comprehensive redevelopment of central Purfleet with a residential-led, mixed use development. The permission is based on a number of parameter plans which ‘fix’ elements of the development such as land use, building heights, ground levels and residential density.
- 3.3 The outline planning permission is subject to an extensive range of planning conditions which reflect and provide control over the phased nature of the development over a number of years and also influence the content of applications

for the approval of reserved matters. Finally, the development approved by the outline planning permission is subject to a s106 legal agreement setting out obligations for the delivery of social and physical infrastructure to mitigate the impact of the development.

#### **4.0 CONSULTATIONS AND REPRESENTATIONS**

##### **4.1 PUBLICITY:**

This application has been advertised by way of individual neighbour notification letters sent to 59 surrounding properties, a press advert and public site notice which has been displayed on-site. The application has been advertised as affecting the setting of a listed building (Hollow Cottages) and affecting the character or appearance of the Purfleet conservation area.

Three letters of objection have been received raising the following concerns:

- development is too dense;
- loss of open space;
- unsympathetic to local character / Purfleet conservation area;
- lack of car parking;
- loss of light;
- loss of privacy; and
- excessive height.

##### **4.2 CONSULTATION RESPONSES:**

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

##### **4.3 ANGLIAN WATER:**

Request planning conditions to address the matters of foul water and surface water drainage (NB – conditions attached to the outline planning permission address these matters).

##### **4.4 ESSEX COUNTY COUNCIL (ARCHAEOLOGY):**

Request planning conditions to address the archaeological and geo-archaeological impact of the development (NB – conditions attached to the outline planning permission address these matters).

**4.5 ESSEX COUNTY FIRE & RESCUE SERVICE:**

Provide detailed comments referring to access, water supplies and sprinkler systems.

**4.6 ESSEX & SUFFOLK WATER:**

No objections.

**4.7 ENVIRONMENT AGENCY:**

No objections.

**4.8 THURROCK COUNCIL – EMERGENCY PLANNING:**

No comments.

**4.9 THURROCK COUNCIL – ENVIRONMENTAL HEALTH:**

Refer to comments previously submitted in response to the application for outline planning permission (ref. 17/01668/OUT).

**4.10 THURROCK COUNCIL – FLOOD RISK:**

No objections.

**4.11 THURROCK COUNCIL – HERITAGE ADVISOR:**

Provides detailed comments referring to landscaping, layout and storey heights.

**4.12 THURROCK COUNCIL – HIGHWAYS:**

No objection stated - request clarification on a number of highways layout issues.

**4.13 THURROCK COUNCIL – LANDSCAPE & ECOLOGY:**

No landscape or ecology objections.

**4.14 THURROCK COUNCIL – PUBLIC HEALTH:**

Offer detailed comments referring to active travel measures and the mix of land uses.

**5.0 POLICY CONTEXT**

### 5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018 (and subsequently updated with minor amendments on 19th February 2019). The NPPF sets out the Government's planning policies. Paragraph 11 of the Framework expresses a presumption in favour of sustainable development. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

5. Delivering a sufficient supply of homes;
8. Promoting healthy and safe communities;
11. Making effective use of land;
12. Achieving well-designed places;
15. Conserving and enhancing the natural environment; and
16. Conserving and enhancing the historic environment.

### 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 includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design: process and tools;
- Determining a planning application;
- Historic environment;
- Natural environment;
- Open space, sports and recreation facilities, public rights of way and local green space; and
- Tree Preservation Orders and trees in conservation areas.

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

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in 2015. The following Core Strategy policies in particular apply to the proposals:

#### Overarching Sustainable Development Policy:

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

#### Spatial Policies:

- CSSP1: Sustainable Housing and Locations
- CSSP5: Sustainable Greengrid

#### Thematic Policies:

- CSTP1: Strategic Housing Provision
- CSTP18: Green Infrastructure
- CSTP22: Thurrock Design
- CSTP24: Heritage Assets and the Historic Environment

#### Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD4: Historic Environment
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities
- PMD8: Parking Standards

#### 5.4 Thurrock Local Plan

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

## 6.0 ASSESSMENT

- 6.1 The assessment below principally considers those detailed matters which were reserved by the outline planning permission (ref. 17/01668/OUT) as well appraising the proposals against the parameters and conditions established by the outline planning permission.
- 6.2 Although the matter of access was 'fixed' through the outline planning permission, this permission is based only on approved plans, which provide details of access points where the site connects to the existing highway network. Therefore, the approved site access location plans provide details of how the site connects to London Road (east and west), Botany Way and Church Hollow. However, these approved plans do not identify accessibility within the site for vehicles, cycles and pedestrians. As the definition of 'access' includes access 'within the site' it is necessary to consider access and circulation routes and how they connect to the surrounding access network.
- 6.3 In accordance with the outline planning permission, the current submission shows a point of access for vehicles with associated pedestrian footpaths on the eastern side of Church Hollow, located close to the point where Caspian Way joins Church Hollow. The road and footpaths connecting to this access would provide the 'main' route aligned north-west to south-east, to be known as 'Hollow Woods Crescent' providing access through the Sub-Zone. A spur from this main route would connect to the existing highway network at Caspian Way (adjacent to no. 363). This spur would be a one-way route only for vehicles allowing access from Caspian Way to the north only into the site. However, pedestrian and cycle access would be unrestricted and this is considered to be a benefit in allowing more convenient and direct access for existing residents in Caspian Way to Purfleet railway station and the future town centre.
- 6.4 On the southern side of the main route a one-way only loop road, to be known as 'the Mews', is proposed. This route would serve mews-style house and would comprise a lower category, shared-surface access route. Hollow Woods Crescent would terminate at its eastern end in a 'T' junction with a new north to south road to be known as Orchard Road. At its southern-end Orchard Road would connect onto London Road, at a point close to the existing former Cornwall House car park, via a T-junction. In the future Orchard Road would also serve future town centre and commercial uses located on the western side of the railway line. Although in the shorter term access to the northern section of Orchard Road, beyond its junction with Hollow Woods Crescent would be restricted by gates.
- 6.5 In response to comments raised by the Council's Highways Officer, the applicant has submitted a written response providing detailed a number of technical clarifications,

as well as additional drawings showing proposed highway adoption, street lighting and swept path analysis.

## 6.6 Appearance

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the Order”) defines the term appearance as the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

6.7 The applicant’s Design and Access Statement refers to four architectural typologies for Sub Zone 1A all of which “*establish a contemporary aesthetic*”. The Statement further notes that building types in Purfleet generally reflect the era when they were constructed. For example, Hollow Cottages are typical of the late 18<sup>th</sup> Century and Botany Terrace is a typical 19<sup>th</sup> Century terrace. The appearance of the dwellings in Sub Zone 1A therefore attempts to create a distinct ‘place’ rather than imitating existing architectural styles. The four proposed typologies rely of a limited palette of building materials comprising metal cladding, hanging tile (typical of Essex), timber effect cladding (typical of Essex) and flint gabions (to reflect the geology of Purfleet). The proposed typologies are assessed below.

## 6.8 Hollow Woods

This typology would include all dwellings located on the northern side of Hollow Woods Crescent which comprise two and three-storey groups of semi-detached and terraced dwellings. This typology would display characteristic double gables as seen on the front elevation. The edges of the dwellings would be framed with metal cladding above a dwarf flint base. The remainder of the front elevations would comprise timber effect cladding laid either horizontally or vertically. It is considered that the proposed use of timber cladding reflects the woodland setting of the adjacent retained Hollow Woods and is sympathetic to the character and appearance of Purfleet Conservation Area.

## 6.9 Mews

This typology consists of house types 2 and 3 comprises separate terraces of two and three-storey dwellings located to provide a south-eastern ‘edge’ to Hollow Woods. The terrace immediately adjoining the woods is a relatively simple two storey, flat-roof block, faced with timber effect cladding. This terrace would start a transition between the natural setting of Hollow Woods and the future town centre located to the east of Sub Zone 1A. House type 3 comprising a three-storey block with pitched roof form would represent a further transition towards the future high



density development within the town centre. The appearance of these two terraces would result in a satisfactory response to the change in character from wooded elements of the Conservation Area to new town centre.

#### 6.10 London Road

House type 1 fronting London Road east of Botany Terrace can be described as a more conventional typology comprising a two-storey terrace with pitched roof form. Both the roof and external walls would be clad with hanging tiles. This typology is supported as a satisfactory response to form and materials of the Victorian houses at Botany Terrace which provide the immediate context to this part of the site.

#### 6.11 Caspian Way

This typology comprises house types 4 and 5 located at the proposed southern extension to Caspian Way. These three-storey house types would relate to both existing dwellings in Caspian Way (to the north) and the new town centre (to the east). The proposed short terraces would reflect the existing built form within Caspian Way and, as above, would provide a transition into the new town centre to the east. Proposed finishing materials of hanging tiles and metal cladding would balance a modern appearance with the existing context of more traditional materials.

6.12 The National Design Guide lists 'Identity' as one of the ten characteristics of well-designed places. With regard to appearance (amongst other design factors) the three sub-headings under 'Identity' comprise:

- Respond to existing local character and identity;
- Well-designed, high quality and attractive; and
- Create character and identity.

In conclusion, it is considered that the appearance of Sub Zone 1A would respond positively to these criteria.

#### 6.13 Landscaping

The Order defines landscaping as the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features.

- 6.14 With regard to (a) above, condition reference D1 attached to the outline planning permission requires the submission and approval of details of boundary treatments before the commencement of development in any Sub-Zone. In this case, this reserved matters submission includes 'general arrangement' drawings showing the proposed use of conventional rear garden timber fences (1.8m high) and low metal railings (1.1m high). A more distinctive feature of the development is a proposed gabion wall to be located at the rear of the terrace of dwellings on the eastern side of Caspian Way. This treatment would provide a more robust boundary between the residential rear gardens and future town centre uses to the east of Orchard Road.
- 6.15 A planting plan, planting schedules and a specification has been submitted in support of the application for reserved matters approval. In order to mitigate for the loss of existing trees within Hollow Woods, the landscaping proposals include the planting of c.54 'standard' and 'heavy standard' trees located along road corridors and within areas of open space. In addition to new tree planting, the submission includes specific planting proposals for biodiversity / ecological enhancement, swale planting, meadows as well as 'conventional' areas of lawn within residential curtilages. These proposals include new areas for the planting of shrubs, including native species. The Council's landscape and ecology advisor has reviewed the details of the proposed soft landscaping and considers that the proposals offer opportunities to significantly enhance the landscape character if this historic part of Purfleet.
- 6.16 With reference to (c) above, the existing changes in ground levels across the site are described in the 'Site Description' above. In particular, there is a distinct fall in ground levels from parts of London Road in a northerly direction into the site with undulations across the site east to west between the proposed Orchard Road and Church Hollow. The proposals include a re-profiling of levels on parts of the site to 'even-out' the steepest existing gradients and create a more uniform development platform. This re-profiling would involve both reductions and increases to existing levels, i.e. a cut and fill operation. Given the challenges to development posed by the existing landform, no objections are raised to the proposed earthworks. Indeed the proposals for ground levels across the Orchard Walk open space offer opportunities, alongside planting proposals, to enhance and add interest to the public realm.
- 6.17 Subsection (d) above generally refers to the provision of open spaces, both private and public, with a site. Each of the proposed dwellings located on the northern side of Hollow Woods and on both side of Caspian Way would have access to a private rear garden area. As such, 32 of the proposed 61 dwellings would benefit from a private, external rear garden area. Other 'open space' associated with the dwellings, such as roof terraces, are described in the 'Layout' section below.

6.18 Public open spaces within this Sub-Zone would principally comprise an equipped play area located at the junction of Church Hollow and Hollow Woods Crescent, the retained and enhanced Hollow Woods and the proposed Orchard Walk open space located adjacent to Orchard Road. Collectively, these spaces would total c.0.75 Ha or c.32% of the total site area. This is considered to be a generous provision of open space providing a largely woodland setting, which would potentially add to the amenity of existing residents in Purfleet as well as providing for the needs of the development.

#### 6.19 Layout

The Order defines the term 'layout' as *"the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development"*.

6.20 With regard to routes, a summary of the proposals for vehicles and pedestrians is set out under the assessment of access above. The proposed layout of routes within the Sub-Zone is considered to be logical, efficient and makes connections to the existing surrounding movement network at London Road, Caspian Way and Church Hollow. A 'National Design Guide' was published by the Government in October 2018 and this document sets out the characteristics of well-designed places and demonstrations of good design in practice. This Guide describes ten characteristics of well-designed places, including 'movement', defined as, development that is accessible and easy to move around. Within the 'movement' characteristic the National Design Guide establishes the following principles:

- M1 – an integrated network of routes for all modes of transport
- M2 – a clear structure and hierarchy of connected streets
- M3 – well-considered parking, servicing and utilities infrastructure for all users

6.21 It is considered that the proposed layout of routes within the Sub-Zone comply with principles M1 and M2 above. Part 3 The Council's Design Strategy SPD (2017) refers to 'Designing in Context' and includes reference to 'making connections'. Under this heading the Strategy sets out the key considerations of (inter-alia):

- C1 – integrating the site to local movement networks;
- C2 – establishing a clear and legible hierarchy of streets; and
- C3 – promoting sustainable and active travel networks.

6.22 Although Sub-Zone 1A is a relatively small site with a limited number of streets, it is considered that the development would make connections to the surrounding networks, would enable walking and cycling and contains a street hierarchy. The proposed layout of routes would raise no conflict with the intentions of the Council's Design Strategy.

- 6.23 With reference to the proposed layout of buildings, proposed dwellinghouses would be arranged on the north-eastern side of Hollow Woods Crescent such that the building 'fronts' would face in a south-westerly direction overlooking the proposed play area and 'Hollow Woods Park'. The rear wall of the dwellings would face towards the rear of existing dwellings at nos. 365-401 (odds) Caspian Way with intervening rear gardens adjacent to existing rear gardens. This element of the proposed building layout provides a clear definition between public and private space and conforms with the principle within the National Design Guide advising buildings to be well-related to external amenity and public spaces.
- 6.24 Proposed rear garden depths for dwellings along Hollow Woods Crescent would vary between c.6m and c.16m, with back-to-back distances to existing dwellings in Caspian Way varying between c.15m and c.36m. Although 'saved' Annexe 1 of the Borough Local Plan (1997) refers to a minimum rear garden depth of 12m for new dwellings, the more up to date National Design Guide refers to:
- "Well-designed private or shared external spaces are fit for purpose and incorporate planting wherever possible. The appropriate size, shape and position for an external amenity space can be defined by considering:*
- *how the associated building sits in the wider context, including access to public and open spaces;*
  - *how the amenity space will be used, what for, and by whom;*
  - *environmental factors that may affect its usability, such as sunlight and shade, noise or pollution;*
  - *wider environmental factors affecting its quality or sustainability, such as a green corridor or drainage".*
- 6.25 Therefore, only limited weight should be placed on Annexe 1 given its age and the up to date guidance which refers to the design of amenity space in its context, rather than simply relying on a numeric standard. It is considered that the proposed rear gardens in Hollow Woods Crescent would be private and easily accessible from all dwellings. Although, due to orientation, there would be some overshadowing of the proposed rear gardens in winter months, this factor is to a large degree offset by the open views to the front across Hollow Woods Park. Furthermore, house type 6 includes a south-western facing roof terrace of over 8sq.m floorspace. In light of these factors the proposed provision of private amenity space to Hollow Woods Crescent is satisfactory.
- 6.26 Gross internal floor areas for the house types at Hollow Woods Crescent would be between 104sq.m and 140.4sq.m. These figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).

- 6.27 Terraced, three-storey and three-bedroom dwellings would form a southern extension to Caspian Way at the north-eastern of the site, comprising house types 4 and 5. These dwellings would benefit from direct access to private rear gardens with depths of between c.4.5m to c.7.5m. Although these dimensions are below the Annex 1 figure, all dwellings on this part of the site would incorporate second-floor private roof terraces measuring between 12sq.m. and 15 sq.m. It is considered that these roof terraces adequately compensate for the small rear garden areas proposed. Proposed roof terraces for house type 4, located on the south-eastern side of Caspian Way would be arranged on the front of the plots. As a consequence these terraces would not look towards future commercial land uses which would occupy future phases of the Purfleet Centre redevelopment to the south-east of Sub-Zone 1A. The relationship of proposed dwellings with existing properties in Caspian Way is considered acceptable, as properties would be arranged at right angles.
- 6.28 Gross internal floor areas for the two house types at Caspian Way would be between 126sq.m and 130.8sq.m. These figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).
- 6.29 Located on the southern side and at right angles to Hollow Woods Crescent parallel terraces of two and three-storey dwellings (house types 2 and 3) would be found arranged along the Mews. These proposed dwellings are unconventional in not having access to a traditional external garden. However, the dwellings are located immediately adjacent to Hollow Woods Park and Orchard Walk and would benefit from an open outward-facing aspect. Furthermore house type 2 (two-bedroom) would incorporate a roof terrace of c.33sq.m. and house type 3 (three-bedroom) include a terrace of c.12sq.m. In these circumstances it is considered that these dwellings would enjoy access to adequate private and communal amenity space.
- 6.30 The proposed dwellings accessed from the Mews are well-separated from existing residential occupiers, with the closest neighbours located at Botany Terrace. However, given the change in ground levels and orientation of existing to proposed dwellings, there would be no material harm to existing residential amenity.
- 6.31 The relationship between the house type 3 and 4 terraces is characteristic of a mews-style with a distance of c.9.5m between the rear of type 3 and the front of type 4. The resulting distance between living room and bedroom windows is 'tight', however the intervening space would comprise a hardsurfaced zone providing a one-way movement route and access / manoeuvring space for integral spaces. As a degree of activity would be expected in this space the 'normal' window-to-window separation distances applying to the 'private' side of dwellings would not apply in this case.
- 6.32 Gross internal floor areas for the two house types at the Mews would be between 118.7sq.m and 141.5sq.m (including integral garage spaces to all plots). These

figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).

- 6.33 The final element of the proposed layout of buildings is a terrace of five dwellings (house type 1) which would front onto London Road and would be positioned south-east of the existing Botany Terrace. As with housing at the Mews, this house type would not incorporate a conventional external garden area, mainly as a result of a distinct fall in ground levels to the rear (north) away from London Road. However, a private terrace would be provided accessed from the living room area. Given the proposed degree of separation and fall in levels there would be no harm to the amenity of existing residents in Botany Terrace. The rear of the proposed dwellings would look towards the flank elevations of dwellings in the Mews and consequently this arrangement raises no implications for future residential amenity.
- 6.34 Gross internal floor area for house type 1 fronting London Road would be 134.5sq.m (including an integral garage space to all plots). This figure exceeds the relevant minimum area within the Nationally Described Space Standard (DCLG 2015).
- 6.35 The final element in the consideration of 'layout' is how proposed open spaces are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. An assessment of private amenity spaces is set out above. The proposed layout of Sub Zone 1A would accommodate the retention and management of the existing part of Hollow Woods located in-between and to the rear of Hollow Cottages and Botany Terrace. The retained area would form Hollow Woods Park and the proposals provide for the management of this area to improve public access. At the north-western corner of the site, adjacent to Church Hollow an equipped area for play is proposed. This facility has the potential to serve existing residents in Church Hollow, Church Lane and Caspian Way as well as new residents within the Sub Zone. At the eastern edge of Hollow Woods Park and adjacent to proposed dwellings on the Mews a woodland play area is proposed which would provide natural play.
- 6.36 Located to the east of the Mews and adjacent to Orchard Road a further open space, referred to as Orchard Walk, would be provided. This area would include the planting of fruit trees, features for ecological enhancement and a seating area.
- 6.37 It is concluded that the layout accommodates a variety of open spaces easily accessible to future residential and available to existing residents. This element of the proposals is supported.
- 6.38 Scale

The terms 'scale' is defined as the height, width and length of each building proposed within the development in relation to its surroundings. In plan form the proposed arrangement of semi-detached pairs or short terraces of up to eleven dwellings would be compatible with the grain of existing residential development to the north and south-west.

6.39 The proposed dwellings would be two and three-storeys in height with both flat and pitched roof forms. Pitched roofs would be arranged to be either front to back gables or flank to flank gables. Dwellings within Caspian Way to the north of the site are two and three-storeys high with pitched roof forms. Therefore the scale of the proposals would be compatible with the existing form of development to the north. As seen from London Road to the south, house type 1 would be seen in the context of Botany Terrace to the west. Both Botany Terrace and the terrace of five type 1 houses are two-storeys in height (on the front elevation) and from this public vantage point the scale of the development is sympathetic to its context. Although the proposed roof ridge height would be higher, this is a function of the deeper plan footprint and more extensive roof required to span the greater depth.

6.40 Located adjacent to the south-western corner of the site are single storey dwellings at Dipping Bungalows and Hollow Cottages. Proposed two-storey dwellings (house type 8) would be positioned closest to Dipping Bungalows, with Hollow Woods Park separating Hollow Cottages from proposed three-storey dwellings at Hollow Woods Crescent. It is considered that the proposed scale of the development would be compatible with the built form to the south-west of the site.

#### 6.41 Compliance with the Outline Planning Permission

Condition reference B2 of the outline planning permission requires that the development is carried in accordance with a series of parameter plans. The conformity of proposed Sub-Zone 1A with these established parameters is considered below.

6.42 Approved drawing (ref. PFT-WAT-00-ZZ-DR-C-0004-001 Rev. P01) confirms the site-wide access strategy in terms of connections to the existing road and footpath network. Church Hollow is defined as a location ('Site Access Location 1') where a new road and footpath would connect to the existing network and approved drawing ref. PFT-WAT-ZZ-XX-DR-C-0004-002 Rev. P01 provides a detailed layout of this connection. The reserved matters submission shows a connection to the highway in this location and is in conformity with the development parameter.

6.43 Approved drawing ref. PFT-KSS-00-ZZ-DR-A-0100-010 Rev. P04 is a 'Land-Use Plan' to 'fix' uses, including mixed use areas, across the site. At the boundaries between areas with different land uses, the parameter plan includes limits of

deviation to allow some flexibility within a defined corridor. The approved plan defines 'Strategic Open Space', 'Strategic Landscape', 'Residential Areas – C3' and 'Mixed Use Areas – inc. A1, A3, A4, B1, C1, C3, D1' within Sub-Zone 1A. The land uses within the current submission (open space, landscaping and dwellings) conforms with the 'Land-Use Plan' and the spatial arrangement of uses is within the established tolerances.

- 6.44 An approved 'Open Spaces & Green Infrastructure Drawing' (ref. PFT-KSS-00-ZZ-DR-A-0100-011 Rev. P02) defines the public open spaces and areas of substantial landscaping across the site. As above, the approved parameter plan includes a limit of deviation. The provision of the Hollow Woods play area, Hollow Woods Park and Orchard Walk, described above, conforms with the spatial arrangement of this parameter plan.
- 6.45 Approved building heights across the Purfleet Centre redevelopment are defined with reference to a 'Building Heights Plan' (ref. PFT-KSS-00-ZZ-DR-A-0100-013 Rev. P02) which sets a range of between up to 2-storeys and up to 10-storeys. A maximum building height of up to 5-storeys has been established for the built elements of Sub-Zone 1A, with a limit of deviation. The proposals for the Sub-Zone, with a maximum building height of 3-storeys, are comfortably within the approved parameter.
- 6.46 Approved ground levels are established by a 'Ground Level Plan' (ref. PFT-KSS-00-ZZ-DR-A-0100-015 Rev. P03). Proposed levels for Sub-Zone 1A, which range from 9.3m AOD on the London Road frontage east of Botany Terrace to 2.5m AOD close to the northern boundary, conform with the parameter plan.
- 6.47 The final approved parameter of relevance to Sub-Zone 1A is a 'Density Plan' (PFT-KSS-00-ZZ-DR-A-0100-016 Rev. P02) which, within limits of deviation, establishes residential densities expressed as habitable rooms per hectare (HRA). The northern part of this Sub-Zone, comprising dwellings on Hollow Woods Crescent, has an approved density of up to 200 HRA and dwellings located on the remainder of the Sub-Zone can be developed up to a maximum of 400 HRA. The submitted reserved matters, at c.179 HRA and c.314 HRA are within the approved parameters.
- 6.48 A number of planning conditions attached to the outline planning permission require that documentation and details are submitted with applications for the approval of reserved matters. With regard to Sub-Zone 1A an assessment of compliance with the requirements of these conditions is set out as follows.
- 6.49 Condition ref. E1 (Landscaping Scheme with Reserved Matters Application)



This planning condition requires that each submission for the approval of reserved matters shall include a landscaping scheme, relevant to that reserved matters 'parcel' which, in summary, shall include details of:

- a) Green Infrastructure and Open Spaces;
- b) details of any play areas;
- c) soft landscaping to be removed or retained;
- d) details of new soft landscaping;
- e) a programme of implementation;
- f) written planting specifications;
- g) hard landscape materials;
- h) tree pit design;
- i) existing and proposed ground levels;
- j) details of street furniture;
- k) details of any public access; and
- l) details of how ecological / biodiversity interests are promoted.

6.50 It is considered that a number of the submitted drawings (referenced above) provide the required information concerning the location and specifications of open space, play areas, new planting and hard landscaping. Furthermore, section 3 of the Design and Access Statement provides a written explanation of the landscape masterplan, strategy and areas of details. The Statement includes reference to new areas for ecological interests. Details of a programme of implementation for the landscaping scheme across this sub-zone have also been submitted. Comments received from the Council's landscape and ecology advisor raise no objections to the proposals. Consequently it is considered that the reserved matters submission satisfies the requirements of condition E1 of the outline planning permission, with regard to the submission of details, for this sub-zone. Condition E1 includes a requirement for implementation in accordance with the approved landscape scheme.

6.51 Condition ref. H1 (Movement Network)

Condition H1 requires that each submission for the approval of reserved matters shall include, where relevant, the following details in relation to that reserved matters 'parcel':

- a) layout of estate roads, accesses, footways, cycleways etc.
- b) external lighting to roads, footways etc.
- c) street furniture;
- d) signage;
- e) surface finishes;
- f) cycle parking;
- g) drainage to roads etc;
- h) measures to prevent unauthorised vehicular access; and

i) a timetable for implementation.

6.52 Drawings submitted to accompany this application in February 2018 and additional drawing submitted in October 2019 provide the required details for this sub-zone. Consideration of the comments raised by the Highways Officer is provided later in this report. Nevertheless, the requirements of condition H1 of the outline planning permission in respect of sub-zone 1A are satisfied. Condition H1 includes a requirement for implementation in accordance with the approved details.

6.53 Condition ref. K5 (Microclimate Assessment)

This condition requires that each application for reserved matters approval, apart from Zone 7 which is designated as entirely Strategic Landscaping, should be accompanied by a detailed wind microclimate assessment. In addition, this assessment should demonstrate that the wind impacts are acceptable for that reserved matters parcel. Appendix 7 of the submitted 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' comprises a wind environment desk based assessment for the sub-zone. This Appendix assesses the development against the 'Lawson Comfort Criteria', recognised as the industry-standard for such assessments. During the windiest season all thoroughfare locations at ground level across the sub-zone are assessed to experience conditions ranging from acceptable for sitting use through to acceptable for strolling use. The assessment also considers building entrances and concludes that windier than desired conditions can be expected at a number of locations. However, mitigation in the form of soft landscaping and design features such as canopies and recessed opening will reduce impacts. Given the mitigation measures which have been designed into sub zone 1A it is considered that the requirements of condition K5 have been met.

6.54 Condition ref. K6 (Daylight and Sunlight Assessment)

Condition K6 requires that applications for the approval of reserved matters within specified Zones are accompanied by a daylight and sunlight assessment which should consider the amenity of existing and future occupiers within and surrounding that Zone. This application, as submitted in February 2018, was accompanied by an 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' document. Appendix 8 of this document comprises a daylight, sunlight and overshadowing assessment of the impact of the sub-zone 1A development on surrounding buildings.

6.55 With regard to impact on daylight, the results of modelling (based on a worst-case scenario) predicts negligible impacts on the majority of existing properties surrounding the site. Although properties in Caspian Way (nos. 365-401 odds) would

experience some loss of daylight, the significance of the impact is assessed as 'minor' or 'moderate' adverse for a small number of existing windows only. Similarly, existing dwellings to the north of the site in Caspian Way would be likely to experience some loss of sunlight. However, any loss of sunlight would be of negligible significance as the relevant Building Research Establishment's (BRE) recommendations for sunlight are still met, including during winter months. Appendix 8 finally considers the impacts of the sub-zone 1A development with reference to the overshadowing of gardens. All adjoining gardens, apart from 3, are assessed as still complying with the BRE test of a minimum of 50% of the area receiving 2 or more hours of sunlight on 21<sup>st</sup> March. The 3 gardens below this 50% rule already fail this test and the development would have no additional impact on these areas.

6.56 In October 2019 the applicant submitted an internal daylight and sunlight report to model the predicted levels likely to be experienced by occupiers of the new dwellings. As with Appendix 8 (above) this report adopts BRE guidance. Based on a representative sample of the most constrained plots, only one room would be likely to receive daylight at a level slightly below the recommended level. Regarding sunlight, 2 living rooms are predicted to be slightly below BRE recommendations. These shortfalls are largely a result of the north-facing orientation of the dwellings concerned and can therefore be expected with any large scale residential development.

6.57 In light of the analysis above, it is considered that the requirements of planning condition K6 are satisfied.

6.58 Condition ref. K7 (Glazing and Acoustic Ventilation Specification)

This planning condition requires that a detailed specification for the glazing and acoustic ventilation of dwellings accompanies reserved matters submissions. Appendix 5 of the 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' provides a noise assessment for sub-zone 1A which concludes that for residential amenity areas on a large part of the site (away from the London Road frontage) noise levels would satisfy World Health Organisation (WHO) guidelines. Appendix 5 identifies a number of building facades where mitigation is required, in the form of a suitable glazing and ventilation strategy, such that satisfactory internal noise levels can be satisfied. A specification for glazing and ventilation is promoted by the Appendix which would comply with WHO guidelines. It is recommended that a planning condition is necessary to ensure compliance with this specification. Subject to such a compliance condition, the requirements of condition K7 are satisfied.

6.59 Condition ref. N1 (Sustainable Construction Code)

This planning condition requires that the first reserved matters application in any Zone is accompanied by a Sustainable Construction Code which shall:

- a) detail the Zone covered by the Code;
- b) detail the commencement and completion of development in that Zone;
- c) review prevailing sustainable construction methods;
- d) details how sustainable construction methods will be used;
- e) detail how the use of sustainable construction materials will be maximised; and
- f) detail the sustainable management of waste from construction works.

6.60 The reserved matters submission is supported by a 'Sustainability Statement' which details a response to the requirements of limbs a) and c) to f) of the condition. The applicant has subsequently confirmed the intended commencement and completion dates of the sub-zone 1A development to comply with the requirements of limb b) of condition N1.

6.61 Condition N2 (Energy Statement with each Reserved Matters)

Condition N2 requires that each submission for reserved matters approval involving buildings is accompanied by an Energy Statement containing:

- a) a review of prevailing energy efficiency measures;
- b) details of how buildings include energy efficiency measures;
- c) details of sustainable design measures;
- d) demonstration that the development will achieve a minimum of 20% of its energy needs via renewable technologies etc;
- e) investigation of opportunities for establishment of an energy network; and
- f) measures to secure or safeguard an energy centre (Zone 1 submissions).

6.62 An 'Energy Statement Zone 1A' accompanies this application and contains details to comply with the requirements of a) to d) above. In particular, the Statement confirms the use of air source heat pumps which, alongside other features, would result in the development exceeding the Building Regulations Part L A 2013 target emission rate by c.21%. With reference to limbs e) and f) of condition N2, the applicant has confirmed that the establishment of an energy network and energy centre for sub-zone 1A is not viable given the number of dwellings. However, the masterplan for Purfleet Centre as a whole identifies a potential energy centre location at a subsequent sub-zone within zone 1. Furthermore the layout of sub-zone 1A has the potential to connect to any future energy centre and associated network. Consequently it is considered that the requirements on condition N2 are satisfied in this case.

6.63 Condition N6 (Water Efficiency)

This condition requires that a scheme for water efficiency measures is submitted with each reserved matters submission involving dwellings. The 'Sustainability Statement Zone 1A' document includes a water strategy which sets out a number of measures to minimise water consumption and increase water efficiency including:

- rainwater harvesting via water butts;
- drought resistant species within new landscaping; and
- water efficient fittings (flow regulators, aerators etc.).

The requirements of the planning condition referring to the submission of details to accompany this reserved matters application are therefore satisfied.

#### 6.64 Condition P7 (Schedule of Residential Accommodation)

Planning condition P7 requires that each application for the approval of reserved matters including residential units shall include:

- a schedule of proposed accommodation within that parcel together within an updated schedule of dwellings to be delivered in other parcels, Sub-Zones and Zones;
- an updated Illustrative Masterplan; and
- details of how the proposal would ensure than the remaining quantum of development and required open space can be accommodated on-site.

6.65 A schedule of residential accommodation accompanies the submission in order to comply with the first bullet-point above. As this is the first reserved matter pursuant to the outline planning permission, there is no requirement in this case to provide an update on delivery on other parts of the site. An illustrative masterplan accompanies the submission. To comply with the final bullet-point above, the applicant has submitted a written statement confirming the extent of the remaining site area associated with the outline permission, the balance of units to be provided and remaining requirements for the provision of open space. It is considered that the reserved matters submission would not be prejudicial to the delivery of the outstanding balance of development and open space to be provided across the remainder of the development.

#### 6.66 Condition Q2 (Surface Water Drainage (Detailed Scheme))

This condition requires that a detailed surface water drainage scheme accompanies each application for reserved matters approval. The scheme should include:

- modelling and calculations of the drainage system;
- engineering drawings of the drainage scheme; and

- a final drainage plan.

6.67 Following the submission of the reserved matters in 2018 and the receipt of relevant consultation responses, the applicant submitted a revised surface water drainage strategy in 2019. This strategy responds to concerns previously raised by the Environment Agency. However, as the alternative arrangements are a strategy only, and in order to progress the overall consideration of the reserved matters submission, it is recommended that timeframe for the provision the relevant details is moved back in time to a point prior to commencement of development on the sub-zone. A planning condition is necessary to secure this recommended arrangement.

6.68 Detailed Car Parking and Car Parking Issues

Condition reference I1 of the outline planning permission generally requires the submission and approval of a Zonal car parking strategy prior to the submission of applications for the approval of reserved matters within that Zone. However, Sub Zone 1A has been ‘carved-out’ from this requirement and the arrangements for car parking should therefore be judged on the individual merits of the case. Across Sub-Zone 1A as a whole the following car parking arrangements are proposed:

<u>House Type</u>	<u>No. of Bedrooms</u>	<u>Proposed Car Parking</u>	<u>Total No. of Spaces</u>
1	2	1 x integral garage space	5
2	2	1 x integral garage space	11
3	3	1 x integral garage space	11
4	3	1 x on-plot space	8
5	3	1 x on-plot space	6
6	3	1 x on-street space	6
7	4	2 x on-plot spaces	16
8	3	2 x on-plot spaces	12
On-street visitors parking			15
On-street parking for existing Botany Terrace properties			4
TOTAL			94

6.69 The Council’s draft Parking Standards and Good Practice document (2012) links suggested parking standards for dwellings to the location of a site in relation to public transport. As Sub Zone 1A is located within 1km of Purfleet railway station and central Purfleet is subject to an existing controlled parking zone the draft Parking Standards suggest a range of between 0 to 1.5 spaces per unit. The proposed provision of 75 dedicated spaces to serve the new dwellings exceeds the minimum

standard. Furthermore, car parking spaces for visitors would be provided in accordance with the suggested ratio. Consequently the Highways Officer considers that the car parking provision is 'reasonable'.

6.70 The Highways Officer has commented on the proposed integral garage sizes and noted that they appear 'small'. The draft 2012 document includes reference to a parking bay dimension of 5.5m (l) x 2.9m (w) and a garage dimension of 7m (l) x 3m (w). The proposed internal garages would vary in dimension from 5m (l) x 3m (w) to 6m (l) x 3m (w) and would therefore be shorter in length than the suggested dimension. The justification for an 'oversize' garage in the 2012 draft document refers partly to the situation where smaller garage spaces are used for domestic storage. However, it is considered that a planning condition can be used in this case to restrict use of the integral garages for the parking of vehicles only. As noted earlier in this report, all of the proposed dwellings would exceed the Nationally Described Space Standard such that adequate space for internal domestic storage would be provided.

6.71 The Highways Officer has also queried the highway geometry and dimensions of the layout within the Mews. The applicant's highway consultant has noted that fine-grain amendments to this part of the road layout may be required as part of the subsequent design stage. A planning condition is therefore necessary to secure submission and approval of these details.

#### 6.72 Heritage Matters

As noted in the 'Site Description' above the western part of Sub Zone 1A is within the Purfleet Conservation Area and the Grade II listed Hollow Cottages adjoin the site. Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 confers a general duty on local planning authorities regarding Conservation Areas and requires that, in the exercising of their functions, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area. In interpreting the terms 'preserve or enhance', the Courts have held that these terms include development which leaves the character or appearance of a Conservation Area unharmed. In addition, the Listed Buildings and Conservation Areas Act also confers duties with regard to listed buildings. Section 66 of this Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.73 Both Listed Buildings and Conservation Areas are defined as 'Designated Heritage Assets' by the NPPF. In determining planning applications, the NPPF advises local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness

6.74 The NPPF also advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.75 This application is accompanied by a Heritage Statement which concludes that the character and appearance of the Conservation Area would be improved through management and improvement to Hollow Woods and opening-up public access to this part of the site. The Statement also concludes that the setting of Hollow Cottages would be preserved and potentially enhanced by the management of Hollow Woods. The impact of the development parameters associated with the outline planning permission on heritage assets has already been considered by the Committee where it was concluded (in April 2019) that the parameters would have less than substantial harm. As the current reserved matters are clearly within the ambit of the outline permission it can be confirmed that less than substantial harm would result. No objections are raised on this basis.

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

7.1 This application for the approval of reserved matters is considered to be in accordance with the parameters established by the outline planning permission. The report above confirms that this submission includes the details, required by planning conditions, to accompany reserved matters applications. Access within the site and the appearance, landscaping, layout and scale of the proposals are considered acceptable with regard to their impact on the surrounding area, heritage assets and the highways network. This reserved matters application would ensure the satisfactory development of the site, as envisaged by the outline planning permission, and it is recommended that the reserved matters are approved.

7.2 With reference to planning conditions, the outline permission is subject a detailed and



comprehensive suite of planning condition which will inform future Reserved Matters submissions and also control the construction and operational phases of the development. Planning Policy Guidance make it clear that the only planning conditions which can be imposed when Reserved Matters are approved are conditions which directly relate to those Reserved Matters. Accordingly, only a limited number of planning conditions relating specifically to the submitted Reserved Matters are recommended below.

## 8.0 RECOMMENDATION

The Committee is recommended to:

- A. Approve the Reserved Matters, subject to the conditions below;
- B. Agree to delegate authority to the Assistant Director – Planning, Transport and Public Protection to finalise the recommended conditions including such refinements, amendments, additions and / or deletions as the Assistant Director – Planning, Transport and Public Protection considers reasonably necessary.

Conditions:

### 1. Accordance with Plans

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

<u>Reference</u>	<u>Name</u>	<u>Received</u>
PFT-KSS-Z1-A-ZZ-DR-A-9001 Rev. P05	Site Location Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9002 Rev. P06	Existing Site Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9003 Rev. P07	Site Roof Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9101 Rev. P12	Site Building Entry Level Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9102 Rev. P09	Dwelling Types Key Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9201 Rev. P02	Existing Section 1	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9202 Rev. P02	Existing Section 2	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9203 Rev. P04	Site Sections	26.02.18

PFT-KSS-Z1-A-ZZ-DR-A-9301 Rev. P04	Hollow Wood & London Road Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9302 Rev. P04	Mews & Caspian Way Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9401 Rev. P04	Site Demolition Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9601 Rev. P04	House Type 1 – London Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9602 Rev. P04	House Type 2 – Mews	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9603 Rev. P04	House Type 3 – Orchard Terrace	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9604 Rev. P04	House Type 4 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9605 Rev. P04	House Type 5 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9606 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9607 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9608 Rev. P04	House Type 8 – Hollow Wood Road	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X001 Rev. P03	Zone 1A General Arrangement	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X002 Rev. P02	Zone 1A Hollow Wood Crescent Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X003 Rev. P02	Zone 1A Orchard Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X004 Rev. P02	Zone 1A Mews & Caspian Way Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-U001 Rev. P02	Zone 1A Earthworks Plan	26.02.18
PFT-WAT-Z1-A-XX-DR-D-V001 Rev. P07	Zone 1A Proposed Drainage Strategy	31.10.19
EXA-Z1-AN-ZZ-DR-L-001 Rev. A	General Arrangement Illustrative Masterplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-002 Rev. A	General Arrangement Keyplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-003 Rev. A	General Arrangement Legend	26.02.18
EXA-Z1-AN-ZZ-DR-L-101 Rev. A	General Arrangement Sheet 1 of 4	26.02.18

EXA-Z1-AN-ZZ-DR-L-102 Rev. A	General Arrangement Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-103 Rev. A	General Arrangement Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-104 Rev. A	General Arrangement Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-200 Rev. A	Planting Schedules and Specification	26.02.18
EXA-Z1-AN-ZZ-DR-L-201 Rev. A	Planting Plan Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-202 Rev. A	Planting Plan Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-203 Rev. A	Planting Plan Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-204 Rev. A	Planting Plan Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-500 Rev. A	Section Reference Plan	26.02.18
EXA-Z1-AN-ZZ-DR-L-501	Section 1-3	26.02.18
EXA-Z1-AN-ZZ-DR-L-502	Section 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-503	Section 5-6	26.02.18
EXA-Z1-AN-ZZ-DR-L-701	Landscape Detail 1	26.02.18
EXA-Z1-AN-ZZ-DR-L-702	Landscape Detail 2	26.02.18
EXA-Z1-AN-ZZ-DR-L-703	Landscape Detail 3	26.02.18
EXA-Z1-AN-ZZ-DR-L-704	Landscape Detail 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-705	Landscape Detail 5	26.02.18
EXA-Z1-AN-ZZ-DR-L-706	Landscape Detail 6	26.02.18
PFT-WAT-Z1-A-XX-DR-D- X005 Rev. P02	Zone 1A Highway Adoption Plan	31.10.19
PFT-WAT-Z1-A-XX-DR-D- X009 Rev. P01	Zone 1A – Swept Path Analysis Sheet 1	31.10.19
PFT-WAT-Z1-A-XX-DR-D- X010 Rev. P01	Zone 1A – Swept Path Analysis Sheet 2	31.10.19
PFT-WAT-Z1-A-XX-DR-D- X011 Rev. P01	Zone 1A Street Lighting Layout	31.10.19

### Surface Water Drainage

2. Prior to the commencement of the development for which the reserved matters details are hereby approved, a detailed surface water drainage scheme based on drawing reference PFT-WAT-Z1-A-XX-DR-D-V001-P07 for this development shall be submitted to and approved in writing by, the local planning authority and shall include:

- i. final modelling and calculations for all areas of the drainage system;
- ii. detailed engineering drawings of each component of the drainage scheme;
- iii. a final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features;

The approved scheme shall subsequently be implemented prior to occupation of the development for which the reserved matters details are hereby approved.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to ensure the effective operation of SuDS features over the lifetime of the development in accordance with policy PMD15 of the adopted Thurrock Core Strategy and Policies for the Management of Development (2015).

### Glazing and Acoustic Ventilation

3. All residential units within Sub-Zone 1A shall be fitted with the following detailed glazing and ventilation specifications, relevant to their location, to reduce noise impacts from road, rail and other noise sources and ensure acceptable internal levels.

<u>Description</u>	<u>Windows dB</u> <u>Rw+CTr</u>	<u>Ventilators dB</u> <u>Dn,ew+Ctr</u>
London Road Block (southern façade)	38	44
Orchard Walk Block (eastern façade)	26-32	32-38
Mews Eastern Block (western façade)	26	32
Caspian Way Eastern Block (eastern façade)	26	32
Caspian Way Western Block (eastern façade)	26	32
Hollow Woods Crescent (southern façade)	26	32

Reason: In order to protect residential amenity in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

### Garage Use Restriction

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) the integral garages within House Types 1, 2 and 3 hereby

permitted shall be used only for the parking of vehicles in connection with the residential use of the property.

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).

#### Car Parking Allocation

5. Prior to the first occupation within Sub Zone 1A, details of the proposed allocation and marking of on-street car parking spaces associated with residential plots, visitors and parking for occupiers of Botany Terrace shall be submitted to and agreed in writing by the local planning authority. The approved details shall be operated from first occupation and retained thereafter.

Reason: 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].

#### Kerb Lines

6. Notwithstanding the details shown on the plans listed by condition no. 1, prior to construction above ground level, details of kerb lines throughout the Sub Zone and visibility splays and speed reduction measures at road junctions shall be submitted to an agreed in writing by the local planning authority. The Sub Zone shall thereafter be constructed in accordance with the agreed details.

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

#### Permitted Development Rights

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

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

Management of Development (2015).

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

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

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 to apply for a Section 278 Agreement.

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

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

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

**Documents:**

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

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

