

<p><b>Reference:</b> 20/00827/FUL</p>	<p><b>Site:</b> Former Ford Motor Company Arisdale Avenue South Ockendon Essex RM15 5JT</p>
<p><b>Ward:</b> Ockendon</p>	<p><b>Proposal:</b> The erection of 92 units, comprising 86 No. 1 and 2 bed apartments, 2 No. 3 bed dwellings and 4 No. 2 bed dwellings along with associated infrastructure, works and landscaping. (Partial revisions to phase 4 of approval 18/00308/REM Dated 12th June 2018)</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
R9052-CUR-20-XX-DR-C-2001-P03	Drainage Layout	6th November 2020
R9052-CUR-20-XX-DR-C-2002-P04	Drainage Layout	6th November 2020
R9052-CUR-20-XX-DR-C-2003-P05	Drainage Layout	6th November 2020
R9052-STN-18-00-DR-A-0902-P60	Site Layout	20th January 2021
R9052-STN-18-00-DR-A-0903-P58	Site Layout	20th January 2021
R9052-STN-18-ZZ-DR-A-0900-P50	Location Plan	6th July 2020
R9052-STN-18-ZZ-DR-A-0904-P57	Roof Plans	20th January 2021
R9052-STN-18-ZZ-DR-A-0905-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0906-P62	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0908-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0909-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0910-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0912-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0913-P57	Site Layout	20th January 2021
R9052-STN-20-01-DR-A-1051-P57	Floor Layout	6th November 2020
R9052-STN-20-02-DR-A-1052-P57	Floor Layout	6th November 2020
R9052-STN-20-03-DR-A-1053-P57	Floor Layout	6th November 2020
R9052-STN-20-EL-DR-A-2000-P49	Elevations	6th July 2020
R9052-STN-20-EL-DR-A-2001-P49	Elevations	6th July 2020
R9052-STN-20-EL-DR-A-2140-P56	Elevations	6th November 2020
R9052-STN-20-EL-DR-A-2150-P57	Elevations	6th November 2020
R9052-STN-20-EL-DR-A-2160-P57	Elevations	6th November 2020
R9052-STN-20-GF-DR-A-1040-P49	Floor Layout	6th July 2020

R9052-STN-20-GF-DR-A-1050-P57	Floor Layout	6th November 2020
R9052-STN-20-GF-DR-A-1060-P57	Floor Layout	6th November 2020
R9052-STN-20-R0-DR-A-1042-P49	Roof Plans	6th July 2020
R9052-STN-20-R0-DR-A-1054-P57	Roof Plans	6th November 2020
R9052-STN-20-R0-DR-A-1062-P57	Roof Plans	6th November 2020
R9052-STN-20-XX-DR-A-4006-P50	Other	6th July 2020
R9052-STN-20-XX-DR-A-4007-P57	Other	6th November 2020
R9052-STN-20-ZZ-DR-A-1000-P49	Floor Layout	6th July 2020
R9052-STN-20-ZZ-DR-A-1001-P49	Floor Layout	6th July 2020
R9052-STN-20-ZZ-DR-A-1041-P49	Floor Layout	6th July 2020
R9052-STN-20-ZZ-DR-A-1061-P57	Floor Layout	6th November 2020
R9052-STN-20-ZZ-EL-A-0920-P57	Elevations	6th November 2020
R9052-STN-18-ZZ-DR-A-0911-P57	Other	20th January 2021
2044 09 General Arrangement Plan	Landscaping	6th November 2020
2044 B POS Sketch Masterplan	Landscaping	6th November 2020
R9052-CUR-20-00-DR-C-2004-P01	Drainage Layout	6th November 2020
R9052-CUR-20-00-XX-RP-C-00001-V06	Drainage Layout	6th November 2020
R9052-CUR-18-XX-DR-D-7002-C11	Drainage Layout	6th November 2020
R9052-CUR-18-XX-DR-D-7215-P04	Drainage Layout	4th December 2020
R9052-STN-18-ZZ-DR-A-0907-P61	Other	20th January 2021
R9052-STN-20-XX-DR-A-4007-P57	Floor Layout	6th November 2020
R9052-CUR-18-XX-DR-C-9208-P14	Other	9th December 2020
R9052-CUR-20-00-DR-D-7216-P01	Drainage Layout	4th December 2020

The application is also accompanied by:

- Planning Statement
- Design and Access Statement & Addendum
- Accommodation Schedule
- Air Quality Assessment
- Financial Viability Assessment & Addendum
- Flood Risk Assessment and Drainage Report
- Noise Assessment
- Transport Statement

**Applicant:**

Mr Owain Williams

**Validated:**

17 July 2020

**Date of expiry:**

19 February 2021 (Extension of time agreed with applicant)

**Recommendation:** Approve subject to conditions and a s106 agreement

## 1.0 BACKGROUND

1.1 At the meeting of the Planning Committee held on 7 January 2021 Members considered a report on the above proposal. After a debate, the application was deferred for the following reasons:

1. To enable Officers to negotiate more than 6% affordable housing with the applicant;
2. To review the density of the proposed development;
3. Because the proposal was not considered to be in keeping with the needs of the local community as houses are preferred instead of flats; and
4. Because the proposed parking levels are below the Council's adopted Parking Standards.

1.2 A copy of the report presented to the November Committee meeting is attached as Appendix 1.

## 2.0 UPDATED INFORMATION

2.1 Since the January meeting the applicant has provided additional information in response to the Committee's reasons for deferral. This comprises written statements in relation to affordable housing, density, the needs of the area and a new plan related to parking provision. This detail is discussed in detail in the updated assessment below.

## 3.0 UPDATED CONSULTATION RESPONSES

3.1 HIGHWAYS:

No objection.

3.2 HOUSING:

No objection to the proposed provision for affordable housing.

## 4.0 UPDATED ASSESSMENT

4.1 The following paragraphs assesses the reasons for deferral:

1. To enable Officers to negotiate more affordable housing

4.2 As stated in the 'Viability and Planning Obligations' section of the main report, (Appendix 1), the application is subject to a Financial Viability Assessment, which has been independently reviewed. The independently reviewed report identifies that

the scheme can provide £288,122 that can be used to secure an education contribution, a healthcare contribution and the travel plan monitoring fee along with 6% affordable housing (6 units).

- 4.3 This would form the planning obligations which would need to be secured through a s106 agreement should planning permission be approved. The s106 would also include a viability review mechanism which means that if the development has not been substantially started within 24 months of the consent, the viability of the scheme would have to be reviewed again – if the viability of the scheme has improved, it will allow for an uplift in Affordable Housing provision.
- 4.4 It is recognised that the proposed level of affordable housing is below what policy CSTP2 requires (35% of the development) but the policy allows for exceptions where financial viability indicates policy compliant affordable housing is not viable. This is applicable to a number of sites in Thurrock which are built on previously developed land, similar to this one. One of the costs involved in this particular site is the need for piling due to ground conditions. The Council's Planning Committee have considered and approved similar applications on previously developed land where viability issues have been presented.
- 4.5 Members are reminded that the outline planning permission was approved by the Thames Gateway Development Corporation in 2011. The outline consent allowed for between 10% to 42.5% affordable housing through the s106 agreement, subject to financial viability testing. Since the outline permission each of the earlier phases of development have been subject to 10% affordable housing provision for viability reasons.
- 4.6 Since the deferral at the January committee meeting Officers have been liaising with the applicant. The applicant has confirmed that the previous approved Phase 4/5 development (18/00308/REM) originally included 23 affordable housing units but through additional grant funding, outside the scope of the previous planning permission, this was increased and has since achieved a total 41 affordable housing units for the previous Phase 4/5 development. It should be noted that the previous proposal for the current application site area included no affordable housing units, instead market housing.
- 4.7 Through the discussions with the applicant it has been agreed that in addition to the 6% affordable housing as set out in the attached report (Appendix 1) a revised planning obligation will be agreed requiring the applicant to use reasonable endeavours for securing the transfer of 5 additional units for affordable housing using Homes England grant funding. If for any reason it is not possible to transfer the additional 5 unit affordable units then the applicant agrees that these 5 units will be

available for discounted open market sale at 80% open market value to local residents.

- 4.8 This means that in addition to the 41 affordable housing units for the previous Phase 4/5 development this application would provide another 11 affordable housing units and in total provide 52 affordable housing units which equates to 18% for affordable housing for the combined previous Phase 4/5 development and this application. This is more than the 10% from the earlier phases of development of the planning permission at the wider Arisdale site.

2. To review the density of the proposed development

- 4.9 The previous Phases 4/5 development represented a housing density of 49 dwelling per hectare and the current proposal would be 70 dwellings per hectare which represents an increase in housing density at the site. In terms of dwellings per hectares, policy CSTP1 allows for '*a density range of between 30 and 70 dwellings per hectare*' and the proposed development therefore meets this policy requirement.
- 4.10 Furthermore, included within the wording of policy CSTP1 is a 'Housing Density Approach' and states that '*Proposals for residential development will be design-led and will seek to optimise the use of land in a manner that is compatible with the local context*'. Density is not just about the number of dwellings per hectare but about creating high quality, well designed developments and this application represents the continued evolution of the redevelopment of the wider Arisdale development site with a high quality designed development in regard to scale, massing and appearance.
- 4.11 The applicant's additional information explains that the proposal would only provide 37 more dwellings than the originally consented 650 dwellings envisaged for the wider Arisdale development from the outline planning permission.
- 4.12 As stated in paragraph 6.3 of the main report (Appendix 1) and as required by paragraph 75 of the NPPF the Council's Housing Delivery Test Action Plan (HDTAP) (published in August 2019) identifies a housing delivery shortfall of 309 homes over the three previous financial years up until 2017/18. One of the priorities identified in the HDTAP for the Council is to consider opportunities for development at a higher density in urban areas (paragraph 4.6 of the HDTAP) and this application seeks to achieve a higher density development as part of the wider Arisdale site and therefore complies with these requirements.
- 4.13 Chapter 11 of the NPPF is titled 'Making effective use of land' and paragraph 117 is relevant to this consideration as it states that '*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living*

*conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land (emphasis added)'. Furthermore, paragraph 122 states 'Planning policies and decisions should support development that makes efficient use of land, taking into account.....different types of housing and other forms of development, and the availability of land suitable for accommodating it, and the importance of securing well-designed, attractive and healthy places'. The proposal would therefore comply with these requirements.*

4.14 In conclusion under this heading, this proposal represents an opportunity to increase density and provide much needed housing within the urban area; the density of the scheme is considered acceptable in the urban context of this part of South Ockendon and in particular, the existing built environment of Arisdale Avenue.

3. Whether the proposal is in keeping with the needs of the local community as houses are preferred instead of flats

4.15 As stated in paragraph 6.4 of the main report, Appendix 1, policy CSTP1 requires the dwelling mix for new residential developments to be provided in accordance with the latest (May 2016) Strategic Housing Marketing Assessment (SHMA) and the update Addendum (May 2017). The SHMA sets out the housing need and mix requirements for the Borough but also the wider context of South Essex. The SHMA identifies the need for 3 bedroom semi-detached and terraced houses but also the need for 1 and 2 bedroom apartments.

4.16 The proposed dwelling mix would result in the "loss" of 31 approved mainly semi-detached houses in favour of 1 and 2 bedroom apartments. The revised dwelling mix of mainly apartments reflects the Borough's housing needs in regard to the latest SHMA and policy CSTP1. There are no objections raised by the Council's Housing Officer as the proposed units would meet the demand as set out in the 2017 Strategic Housing Marketing Assessment.

4.17 The applicant's additional information identifies that the changes to the original proposals for this part of the Arisdale development reflects the demand for apartments with a waiting list of 50 buyers looking to purchase an apartment on site. The applicant explains that demand comes from young people in their 20's and 30's with 95% of purchasers being first time buyers.

4.18 In conclusion under this heading, the dwelling mix complies with the SHMA and policy CSTP1 and there is no objection from the Council's Housing team. In this regard it would be very difficult to sustain an objection based upon the proposed dwelling mix at appeal if the application was to be refused for this reason.

4. Whether the Proposed Parking Levels are below the Council’s adopted Parking Standards

- 4.19 As stated in paragraph 6.19 of the main report (Appendix 1) the parking layout needs to be assessed in regard to the outline permission, subsequent reserved matters and the Design Code.
- 4.20 The table below sets out the proposed parking provision for the development taking account of the extra 3 parking spaces provided in the revised plans since the deferral from the January planning committee:

Car Parking	Apartments: 1 space per flat – 88 spaces in total Houses: At least 2 spaces per house - 14 spaces in total for 6 houses Total allocated: 102 spaces Total Visitor: 18 spaces Total: 120 (1.3 spaces per unit)
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- 4.21 The proposal meets the requirements of the Council’s draft Parking Standards, which requires a minimum of 115 spaces for this development. Furthermore the proposed parking ratio would be 1.3 spaces per dwelling so is within the 1.3 to 1.5 parking space per dwelling range as required by the Design Code ‘pr6’ (parking arrangements) and condition 15 of the outline permission.
- 4.22 Planning condition 9 (parking provision) would ensure that the parking layout is provided as per the plans and allocated accordingly, and planning condition 10 (parking management strategy) would ensure a parking management scheme is enforced on site.
- 4.23 In conclusion under this heading, the car parking provision proposed accords with the Council’s standards and there is no objection from the Council’s highway team. In this regard it would be very difficult to sustain an objection based upon insufficient car parking at appeal if the application was to be refused for this reason.

**5.0 RECOMMENDATION**

- 5.1 Approve as set out in the recommendation section of the report attached as Appendix 1 but with the following updated planning obligations in regard to affordable housing, and a revised condition regarding the revised plans submitted since the January planning committee:
  - i) the completion and signing of an obligation under s.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:

- Provision of 6% Affordable Housing (6 units) and
- For the applicant to use reasonable endeavours for securing grant funding to provide 5 additional units for affordable housing, or,
- If, for any reason, it is not possible to transfer the additional five affordable dwellings then these 5 additional units shall be made available as discounted open market dwellings at 80% of open market value with priority for local residents.

ii) and subject to the following revised planning condition, numbered to reflect the updated condition from the report attached as Appendix 1:

**Approved Plans**

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

<b>Plan Number(s):</b>		
Reference	Name	Received
R9052-CUR-20-XX-DR-C-2001-P03	Drainage Layout	6th November 2020
R9052-CUR-20-XX-DR-C-2002-P04	Drainage Layout	6th November 2020
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R9052-STN-18-ZZ-DR-A-0906-P62	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0908-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0909-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0910-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0912-P57	Other	20th January 2021
R9052-STN-18-ZZ-DR-A-0913-P57	Site Layout	20th January 2021
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R9052-STN-20-GF-DR-A-1050-P57	Floor Layout	6th November 2020
R9052-STN-20-GF-DR-A-1060-P57	Floor Layout	6th November 2020
R9052-STN-20-R0-DR-A-1042-P49	Roof Plans	6th July 2020
R9052-STN-20-R0-DR-A-1054-P57	Roof Plans	6th November 2020
R9052-STN-20-R0-DR-A-1062-P57	Roof Plans	6th November 2020
R9052-STN-20-XX-DR-A-4006-P50	Other	6th July 2020
R9052-STN-20-XX-DR-A-4007-P57	Other	6th November 2020
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R9052-STN-20-ZZ-DR-A-1001-P49	Floor Layout	6th July 2020
R9052-STN-20-ZZ-DR-A-1041-P49	Floor Layout	6th July 2020
R9052-STN-20-ZZ-DR-A-1061-P57	Floor Layout	6th November 2020
R9052-STN-20-ZZ-EL-A-0920-P57	Elevations	6th November 2020
R9052-STN-18-ZZ-DR-A-0911-P57	Other	20th January 2021
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R9052-CUR-18-XX-DR-D-7215-P04	Drainage Layout	4th December 2020
R9052-STN-18-ZZ-DR-A-0907-P61	Other	20th January 2021
R9052-STN-20-XX-DR-A-4007-P57	Floor Layout	6th November 2020
R9052-CUR-18-XX-DR-C-9208-P14	Other	9th December 2020
R9052-CUR-20-00-DR-D-7216-P01	Drainage Layout	4th December 2020

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

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: <http://regs.thurrock.gov.uk/online-applications>

