

<p>Reference: 20/00592/OUT</p>	<p>Site: The Springhouse Springhouse Road Corringham Essex SS17 7QT</p>
<p>Ward: Stanford East And Corringham</p>	<p>Proposal: Outline application for the construction of 4no. blocks of residential dwellings (95 units) with associated access roads and parking, one block to include a gym (D2) at ground floor level. Erection of new sports and social club (D2) with associated facilities including bowls pavilion, bowling green and petanque terrain and associated facilities including parking. Formation of two vehicular access points following the removal of existing vehicular access points. Demolition of existing sports club, all associated buildings and removal of hardstanding. To include determination of the matter of access, layout and scale (matters relating to appearance and landscaping reserved).</p>

Plan Number(s):		
Reference	Name	Received
338.D	Proposed Street Scene Locations Plan	11th December 2020
339.B	Proposed Street Scenes A and E	22nd May 2020
340.B	Proposed Street Scenes B and F	22nd May 2020
341.C	Proposed Street Scenes C and G	11th December 2020
342.B	Proposed Street Scene D	22nd May 2020
000.G	Location Plan	11th December 2020
001.C	Existing Site Plan	15th December 2020
002.H	Proposed Block Plan	15th December 2020
004.I	Proposed Site Plan including Ground Floor Plans	11th December 2020
007.D	Proposed Site Plan Public Space and Connectivity	11th December 2020
101.B	Existing Floor Plans	22nd May 2020
102.B	Existing Front and Side Elevations	22nd May 2020
103.B	Existing Side and Rear Elevations	22nd May 2020
104.B	Existing Elevations	22nd May 2020
302.B	Proposed Sports Club First Floor Plans	22nd May 2020
303.B	Proposed Sports Club Roof Plans	22nd May 2020
304.C	Proposed Front and Side Elevations	11th December 2020

306.B	Proposed Section and Side Elevations	22nd May 2020
307.B	Proposed Ground Floor Plan Block A	22nd May 2020
308.B	Proposed First Floor Plan Block A	22nd May 2020
309.B	Proposed Second Floor Plan Block A	22nd May 2020
310.B	Proposed Third Floor Plan Block A	22nd May 2020
311.B	Proposed Fourth Floor Plan Block A	22nd May 2020
312.B	Proposed Rear and Side Elevations	22nd May 2020
313.B	Proposed Front and Side Elevations	22nd May 2020
315.D	Proposed Ground Floor Plan Block B	11th December 2020
316.B	Proposed First Floor Plan Block B	22nd May 2020
317.B	Proposed Second Floor Plan Block B	22nd May 2020
318.B	Proposed Roof Plan Block B	22nd May 2020
319.C	Proposed Basement Floor Plan Block B	15th December 2020
320.B	Proposed Rear and Side Elevations	22nd May 2020
321.B	Proposed Front and Side Elevations	22nd May 2020
323.B	Proposed Ground Floor Plan Block C	22nd May 2020
324.B	Proposed First Floor Plan Block C	22nd May 2020
325.B	Proposed Second Floor Plan Block C	22nd May 2020
326.B	Proposed Third Floor Plan Block C	22nd May 2020
327.B	Proposed Roof Plan Block C	22nd May 2020
328.B	Proposed Rear and Side Elevations Block C	22nd May 2020
329.B	Proposed Front and Side Elevations Block C	22nd May 2020
331.E	Proposed Ground Floor Plan Block D	11th December 2020
332.B	Proposed First Floor Plan Block D	22nd May 2020
333.B	Proposed Second Floor Plan Block D	11th December 2020
334.B	Proposed Roof Plan Block D	22nd May 2020
335.B	Proposed Front and Side Elevations Block D	22nd May 2020
336.B	Proposed Rear and Side Elevations Block D	22nd May 2020
305.C	Proposed Sports Club Rear and Side Elevations	28th July 2020
301.E	Proposed Sports Club Ground Floor Plans	11th December 2020
191970-001 Rev E	Proposed Access Plans	20th August 2020
005	Pitch Diagram	15th December 2020
006	Existing Changing Rooms	15th December 2020
105	Existing Sports Club Elevations	15th December 2020

The application is also accompanied by:

- Arboricultural Impact Assessment
- Flood Risk Assessment Ref 191970-03 Rev A
- Preliminary Ecological Appraisal
- Supporting Design Document
- Affordable Housing Statement
- Framework Travel Plan Ref 191970-05
- Health Impact Statement
- Non-adoptable lighting
- Transport Assessment Ref 191970-02
- FA Pitch and Goalpost Dimensions (Metric)
- Response to Sports England Consultation
- Transport Technical Note Ref 191970-06
- Designer’s Response – Stage 1 Road Safety Audit Ref 191970-07
- Road Safety Audit Stage 1

Applicant:

Mr Rugg and Lowe

Validated:

11 June 2020

Date of expiry:

30 June 2021 (Extension of Time agreed with agent)

Recommendation: Approve subject to conditions and a s106 agreement

This application has been called in to be determined by the Planning Committee by Cllr Worrall, Cllr Rice, Cllr Holloway, Cllr Fletcher and Cllr Shinnick in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (d) (i) to examine Green Belt issues and to consider buildings on green fields.

This application was not determined at the 7 January 2021 Planning Committee Meeting in order to allow for Members of the Planning Committee to undertake a site visit and have opportunity to look into the details of the site and view the access and junction onto Springhouse Road. The committee site visit will be arranged prior to the Committee Meeting.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This is an application for outline planning permission to determine access, layout and scale with matters relating to appearance and landscaping forming the reserved matters.
- 1.2 The description of development explains that the proposal is for the construction of 4no. blocks of residential dwellings totally 95 units with associated access roads and

parking. One of these blocks (Block D) would include gym (D2) at ground floor level. The proposal would also include the erection of new sports and social club (D2) with associated facilities including bowls pavilion, bowling green and petanque terrain and associated facilities including parking. There would be two new vehicular access points to serve the development following the removal of existing vehicular access points. The existing sports club and all associated buildings would be demolished and the existing hardstanding removed. This application includes the determination of the matters of access, layout and scale with matters relating to appearance and landscaping reserved.

1.3 The table below summarises some of the main points of detail contained within the development proposal:

Site Area (Gross)	1.7ha						
Height (max)	Block A 13.2m Block B 11.6m Block C 13.2m Block D 11.6m Sports Club 9.5m						
Units (All)	Type (ALL)	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
	Apartments	55	40	0	0	0	95
	TOTAL	55	40	0	0	0	95
Affordable Units	Type (ALL)	1-bed	2-bed	3-bed	TOTAL		
	Apartments	22	12	0	34		
	TOTAL	22	12	0	34		
Sport Club Floorspace	Club Area 1,032m ² Club Restaurant and Kitchen Area 480m ² Gym Area 236m ² Studio Area 150m ² Bowls Club Pavilion and Indoor Bowling Area 312m ²						
Car parking	Apartments: 98 Sports Club: 70 Total: 168						
Density	55.9 units per ha for the whole site						

The Sports Club

1.4 The existing sports club and all associated buildings would be demolished and the existing hardstandings removed.

- 1.5 The proposed replacement sports club would be sited towards the south east boundary of the site with a parking area to the front of the site and a bowling green to the rear. The ground floor of the building would comprise of a badminton court, a main bar, a family bar, reception, office, toilets, changing rooms, a cellar and bin store. The first floor would comprise of a function room, a restaurant, a kitchen, a snooker room and toilets.
- 1.6 The indicative appearance of the building shows a modern designed building with large areas of glazing. The roof of the building is shown to have a green sedum roof for the majority of the roof structure with photovoltaic panels above the badminton court part of the building.
- 1.7 To the east of the building the plans show there would be a large area of outdoor space and a green bowls pitch. Adjacent to the bowls pitch would be 6 petanque courts.
- 1.8 The gym would be sited to the west of the parking area with residential units above Block D but would form part of the sport centre.
- 1.9 There would be a bowls pavilion within the basement and ground floor of Block B and this would be short mat bowls facility, kitchen, store and two changing rooms.

Residential

- 1.10 The description of development explains that the proposal is for the construction of 4no. blocks of residential apartments totally 95 units with associated access roads and parking. The layout of the residential apartments within blocks would be as follows:

Apartments		1-bed	2-bed	TOTAL
Block A	Ground Floor	5	3	8
	First Floor	5	5	10
	Second Floor	5	5	10
	Third Floor	4	2	6
Total				34
Block B	Ground Floor	2	1	3
	First Floor	2	3	5
	Second Floor	2	3	5
Total				13

Block C (Affordable Housing block)	Ground Floor	6	2	8
	First Floor	6	4	10
	Second Floor	6	4	10
	Third Floor	4	2	6
Total				34
Block D	Ground Floor			0
	First Floor	4	3	7
	Second Floor	4	3	7
Total				14
Overall Total		55	40	95

- 1.11 Each block would include integral refuse stores, cycle stores, lifts and stairwells. Within the ground floor of Block D, in addition to the gym stated above, there would also include a site manager's officer.

Other development

- 1.12 Access - There would be two access points into the site, one located centrally which would serve the car park for the residential area with one further towards the south east corner which would serve the club house parking area. The existing accesses would be stopped up.
- 1.13 Parking - The proposal would involve 70 parking spaces for the sports centre and 98 parking spaces for the flats which would be arranged to the rear and in between the blocks of flats. The residential parking layout would include 32 parking spaces in a podium parking arrangement with double stack parking.
- 1.14 Energy and Sustainability – The proposal would include renewable energy sources in the form of photovoltaic panels, low energy lighting systems, air source heat pumps (Blocks B and D), electric vehicle charging points and rainwater harvesting measures.

Indicative Information

- 1.15 Appearance - The indicative appearance of the buildings shows a modern designed building with large areas of glazing. The roof of the buildings would all have a green sedum roof and some would also have photovoltaic panels.
- 1.16 Landscaping – The illustrative plans and supporting information show the inclusion of grass verges and areas of tree planting throughout the site.

2.0 SITE DESCRIPTION

- 2.1 The application site relates to the Springhouse Sports Club in Corringham. The site is approximately 1.7 hectares in size and is located on the north east side of Springhouse Road.
- 2.2 The Sports Club is broadly divided into two parts with the majority of the built form and hardstanding located towards Springhouse Road with sports fields to the rear. The application site itself relates to approximately half of the total area of the Sports Club and is focussed upon the existing structures and hardstanding which are predominantly located towards Springhouse Road. The buildings on site are single or two storey and the main sports club building is located centrally within the frontage. The area surrounding these buildings consists of hardstanding to provide parking along with various grassed areas which include bowling greens and part of the sports field. The areas beyond the main sports club building are allocated as existing open space.
- 2.3 To the north is a development called Dove Court and residential properties in Central Avenue, to the east is the sports field and properties in Monfort Avenue backing onto the eastern boundary of the sports field, to the south is an area of public open space, and directly to the west of Springhouse Road are residential properties. The site is in close proximity to Corringham town centre and various local shops and facilities. Springhouse Road includes bus routes.

3.0 RELEVANT PLANNING HISTORY

3.1 The following table provides the planning history:

Application Reference	Description of Proposal	Decision
20/00642/SCR	EIA Screening Opinion for the construction of 4no. blocks of residential dwellings with associated access roads and parking, one block to include doctors surgery and police office (D1), and gym (D2) at ground floor level. Erection of new sports club with associated facilities including bowls pavilion, bowling green and petanque terrain and associated facilities including parking. Formation of two vehicular access points following the removal of existing vehicular access points. Demolition of existing sports club, all associated buildings and removal of hardstanding.	EIA Not Required

14/00288/FUL	Conservatory to rear to extend the existing family room (9mtrs x 5mtrs)	Approved
80/01338/FUL	New building for sodium hypochlorite storage tanks.	Approved
78/00665/FUL	Alterations to Beer Store.	Approved
76/00029/ADV	Two Illuminated Box Signs	Approved
75/00839/FUL	New Male Lavatory Block. (Revised Plans received 24.9.75.)	Approved
70/00861/FUL	Additional space for club activities.	Approved
70/00861A/FUL	Extension to "Shell" Club (Revised plans)	Approved
70/00861B/FUL	Details of external materials. (As per letter from applicants' Architect dated 20.1.71)	Approved
63/00177/FUL	Gymnasium & Sports Training Facilities	Approved
55/00480/FUL	Bowls Pavilion	Approved
53/00116/FUL	Extension to existing sports ground	Approved
55/00227/FUL	Extension to Club Premises	Approved
55/00072/FUL	Construction of Swimming Pool	Approved
52/00199/FUL	Addition	Approved
48/00024/FUL	Pavilion and provision of Bowling Green and Tennis Courts	Approved

4.0 CONSULTATION AND REPRESENTATIONS

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

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby. Representations have been received consisting of 20 letters of objection, 1 comment and 40 letters of support. The responses can be summarised as follows:

Objections

- Overdevelopment
- Loss of green space
- Contrary to policy
- Out of character
- Additional Traffic
- Parking
- Loss of privacy and overlooking
- Overshadowing and loss of light

- Overbearing impact
- Noise and disturbance
- Prevent houses opposite investing in solar panels
- Construction traffic/disturbance
- Impact upon local infrastructure
- Sale of alcohol
- Occupation of affordable units
- Access to site
- Previous statement regarding the residential development of the site
- Flats at bottom of the garden
- Pandemic shown the importance of retaining open space

Comment

- Whether the access is acceptable
- Whether there is enough parking

Support

- Housing and affordable housing
- Employment
- Economic benefit
- Improved sports facilities
- Improved social facilities
- Current clubhouse in poor state of repair
- Provision of new infrastructure
- If not built club may have to close

4.3 ANGLIAN WATER:

No objection subject to condition requiring a surface water drainage strategy to be agreed.

4.4 EDUCATION:

No objection subject to a financial contribution of £148,574.06 towards nursery, primary and secondary education provision.

4.5 ENVIRONMENTAL HEALTH:

No objection regarding air quality and contaminated land subject to condition requiring a Construction Environmental Management Plan.

4.6 ESSEX COUNTY COUNCIL ARCHAEOLOGY:

No objection.

4.7 ESSEX POLICE:

Recommends the developer achieves the Secured by Design accreditation.

4.8 FLOOD RISK ADVISOR:

No objection subject to conditions regarding further details of the surface water drainage strategy with future maintenance and management details.

4.9 HIGHWAYS:

No objection subject to conditions and a planning obligation of £100,000 towards improvements to the junction of Giffords Cross Road and Springhouse Road and £10,000 towards provision of Controlled Parking Zones.

4.10 HOUSING:

No objection subject to 35% of the development to be secured for affordable housing requirements.

4.11 LANDSCAPE AND ECOLOGY ADVISOR:

No objection subject to conditions and legal agreement in relation to RAMS contribution.

4.12 NHS ENGLAND:

No response.

4.13 PUBLIC RIGHTS OF WAY OFFICER:

No objection subject to public footpath 163 remaining open between Pembroke Avenue and Park Road.

4.14 SPORTS AND LEISURE POLICE AND DEVELOPMENT MANAGER:

No objection subject to condition sports facilities being replaced in advance of demolition and ensuring the Bowling Green meets Sport England's guidance.

4.15 SPORT ENGLAND:

No objection subject to conditions/obligations for phasing and delivery of sports and social club facilities and the bowling green construction and design to follow Sport England requirements.

4.16 STRATEGIC TRANSPORT MANAGER:

No objection subject to submission of travel plans and a monitoring fee of £525 per annum for at least five years, and a financial contribution of £35,000 towards a car club and £40,000 towards bus infrastructure improvements on Springhouse Road and Gordon Road

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework

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

5. Delivering a sufficient supply of homes;
6. Building a strong, competitive economy;
8. Promoting healthy and safe communities;
9. Promoting sustainable communities;
11. Making effective use of land;
12. Achieving well-designed places;
15. Conserving and enhancing the natural environment;

5.2 Planning Policy Guidance

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
- Determining a planning application

- Effective use of land
- Healthy and safe communities
- Housing and economic land availability assessment
- Housing needs of different groups
- Housing needs of different groups
- Light pollution
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

5.3 Local Planning Policy Thurrock Local Development Framework

The “Core Strategy and Policies for Management of Development” was adopted by Council on the 28th February 2015. The following policies apply to the proposals:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

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

SPATIAL POLICIES

- CSSP1 (Sustainable Housing and Locations)
- CSSP5 (Sustainable Greengrid)

THEMATIC POLICIES

- CSTP1 (Strategic Housing Provision)
- CSTP2 (The Provision Of Affordable Housing)
- CSTP9 (Well-being: Leisure and Sports)
- CSTP10 (Community Facilities)
- CSTP11 (Health Provision)
- CSTP14 (Transport in the Thurrock Urban Area)
- CSTP15 (Transport in Greater Thurrock)
- CSTP18 (Green Infrastructure)
- CSTP19 (Biodiversity)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD3 (Tall Buildings)
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)
- PMD7 (Biodiversity, Geological Conservation and Development)
- PMD8 (Parking Standards)
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)
- PMD12 (Sustainable Buildings)
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation)
- PMD15 (Flood Risk Assessment)
- PMD16 (Developer Contributions)

5.4 Thurrock Local Plan

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

- I. Principle of the Development
- II. Impact upon Sports Uses, Community Uses and Open Space
- III. Housing Land Supply, Need, Mix and Affordable Housing
- IV. Design and Layout and Impact upon the Area
- V. Landscaping and Amenity Space

- VI. Access, Traffic Impact and Parking
- VII. Flood Risk and Surface Water Drainage
- VIII. Biodiversity and Ecology
- IX. Effect on Neighbouring Properties
- X. Energy and Sustainable Buildings
- XI. Viability and Planning Obligations
- XII. Sustainability
- XIII. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site is located within the urban area of Corringham and is partly allocated in the Core Strategy Plan Proposals Map as existing open space, outdoor sports and recreational facilities where policies CSSP5, CSTP10 and PMD5 apply. A large part of the site is not allocated for any particular land use. There are no objections to the principle of development in this urban location subject to consideration of the impact upon existing sports facilities, open space and recreational facilities in regard to policies CSTP10 and PMD5, and with regard to all other material considerations.

II. IMPACT UPON SPORTS USES, COMMUNITY USES AND OPEN SPACE

- 6.3 The existing sports facilities including the club facilities, bowls facilities and sports hall which would be redeveloped through this proposal partly through four blocks of residential dwellings and partly through replacement sports and social club facilities. The new sports and social club building would include a replacement sports hall, social club facilities, bowls green as well as a new gym, petanque court and a dedicated bowls pavilion. Approximately 0.3 hectares of the playing field would be lost for the redevelopment scheme but the majority of the club's playing field would be retained. It should be noted that the residential development associated with this proposal is enabling development to fund the new/replacement sports and social club facilities.
- 6.4 The key issues relate to the impact upon the sports and community uses on the site and the impact upon open space and sports pitches.
- 6.5 With regards to the Core Strategy, policy CSTP10 states that the loss of community facilities will only be allowed where *'appropriate facilities of equal or better quality will be provided as part of the development'*. Policy PMD5 states that *'Development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted'*, unless alternative facilities of an equivalent or improved facilities can be provided and that proposals would not negatively affect the character of the area.

- 6.6 In terms of the NPPF, paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the following criteria are fulfilled:
- a) *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 6.7 In terms of the above policies the community use would provide improved facilities than existing and would comply with the requirements of policy CSTP10. With regards to policy PMD5 the proposal would continue to provide a bowling green in replacement of the small area of playing field lost through the development but sufficient playing fields would remain for sporting uses to accord with this policy.
- 6.8 In addition to the planning policies, Sport England's policy on the loss of playing fields is in a similar vein to the planning policies and is a material consideration. Within the Sport England's Playing Fields Policy and Guidance 2018 it sets out that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all or any part of a playing field or land which has been used as a playing field and remains undeveloped unless, in the judgement of Sport England, the development as a whole meets with specific exceptions. For this proposal there are exceptions to the Sport England policy and therefore consideration must be given to whether exceptional circumstances exist that would justify the loss of part of the playing field.
- 6.9 In terms of exceptional circumstances Sport England considers that the proposal would lead to improved and new facilities that would be superior to the existing situation with modern fit for purpose facilities. While the development would result in the loss of around 0.3 ha of playing fields and reduce the space available the playing field would still be accommodated on the remaining playing field with room for sports pitch markings. The sports & social club building would provide changing facilities that support the sports hall which have been designed so that direct external access could be provided to the playing fields if required. In these circumstances Sport England raise no objection to the application subject to the imposition of appropriate conditions. The Council's Sports and Leisure Policy and Development Manager supports the Sport England's view to this application.
- 6.10 For the reasons stated above the proposal would be acceptable having regard to policies CSTP10, PMD5, paragraph 97 of the NPPF and in light of Sport England's consultation response.

III. HOUSING LAND SUPPLY, NEED, MIX AND AFFORDABLE HOUSING

- 6.11 There is a housing need within the Borough as the Council cannot, at present, demonstrate an up to date five year housing land supply to comply with the requirements of paragraph 73 of the NPPF.
- 6.12 The residential development would constitute enabling works in order to allow for the redevelopment of the sports club and provide additional housing within the urban area. Policy CSSP1 seeks to direct residential to Previously Developed Land in the Thurrock Urban Area in order to protect the Green Belt and surrounding countryside. This also has the benefit of ensuring residential development is more sustainable due to the proximity to existing services, infrastructure and public transport. In order to ensure efficient use of the land a density range of between 30 to 75 dwellings would be appropriate due to the medium level of accessibility of the site. In this instance a density of 55.9 units per hectare is proposed which would ensure the efficient use of the land.
- 6.13 Policy CSTP1 also 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, and the need for 1 and 2 bedroom apartments. The proposal would provide 95 dwellings in the form of apartments (1 and 2 bedroom units). This would reflect 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 SHMA.
- 6.14 With regard to affordable housing, policy CSTP2 requires 35% of the development to be allocated for affordable housing. The applicant is offered a policy compliant level of affordable housing comprising totalling 34 affordable dwellings in the form of 22 x 1 bedroom units and 12 x 2 bedroom units. The Council's Housing Officer supports the provision being offered subject to the affordable housing being secured through a planning obligation.

IV. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.15 Policy CSTP22 requires proposals to have a *'positive response to the local context'*, and policy CSTP23 seeks to *'protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place'*. Policy PMD2 states *'Development must contribute positively to the character of the area in which it is proposed, and to surrounding areas that may be affected by it. It should seek to contribute positively to local views'*. Paragraph 124 of the NPPF requires the creation

of high quality buildings and places and PPG Design: Process and Tools identifies 10 characteristics, which are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

6.16 The Thurrock Design Strategy was adopted as a supplementary planning document in addition to the above policies and endorsed as a material consideration in the determination of planning applications in March 2017. Section 3 of the Guide ('Designing in Context') requires applicants to appraise a development site by taking the following considerations into account:

- understanding the place;
- working with site features;
- making connections; and
- building in sustainability.

Understanding the Place

6.17 The immediate area consists of buildings of varied scale and design. Springhouse Road and Princes Avenue, to the south west and south of the site respectively, generally consist predominantly of two storey detached or terraced dwellings of traditional design. The site is separated from Princes Avenue by an area of public open space. To the north and east of the site are single storey bungalows along Central Avenue and Montfort Avenue. There is a change in character moving north west along Springhouse Road towards Corringham Town centre where there are a number of 3 storey buildings including a number of flat roofed design. There is also a more mixed character with a number of industrial and commercial buildings within this area.

Layout

6.18 The proposed layout of the development shows that two new vehicle accesses would be provided onto Springhouse Road, one for residential access and one for club access. The club access would lead into a car park at the front of the site with the proposed sports centre and outdoor sports areas position behind the car park. The layout for the residential part of the site would feature two apartment blocks fronting onto Springhouse Road and two further apartment blocks set back behind the two front apartment blocks. The access road would pass between the apartment blocks providing access to car parking areas between and to the rear of the apartment blocks. Within the site it is acknowledged that there would be parking areas for the residential use towards the centre and rear of the site with limited views from the public domain. The sport centre parking would be located at the front of the site. Overall, there are no objections raised to the layout of the development.

- 6.19 The proposed internal layout dimensions for the apartments would comply with the relevant minimum space standards. In addition the outlook and natural light to habitable rooms would be acceptable.

Scale and Appearance

- 6.20 The development would consist of five buildings ranging from the two storey sports club to the three and four storey residential blocks. There would be a suitable level of separation between the residential buildings to ensure there would be some relief in built form. The set back from the road would afford an opportunity for landscaping which would further break up the scale of the buildings. Whilst these buildings would be taller than existing buildings at the site there are larger residential or mixed use buildings found towards Corringham town centre. The fourth floor would represent an additional storey height above the tallest buildings in the general character of the area, however, these elements would be restricted to a small area of the roofs of Blocks A and C, which helps lessen its impact and provides more articulation to the appearance of the building at the lower levels. The scale of the residential development and the indicative/illustrative appearance of these buildings raise no objections.
- 6.21 The sports club would be predominantly two storey with a taller element to accommodate the necessary internal ceiling height for the badminton court within sports club, and this would be positioned towards the rear of the building so its impact upon the front elevation is lessened by this set back. The sports club would be set well back from the road with a suitable separation from the nearest residential block to provide a transition between the differing scales of these buildings. It is considered that the scale of the sports centre would be acceptable in the context of the location and general character of the area. The indicative/illustrative appearance of the sports hall building raises no objections.

The existing site is dominated by hardstandings when viewed from Springhouse Road and the current proposal would reduce the amount of hardstanding allowing space for landscaping to the front of the site which would represent a visual improvement. Therefore it is considered that the reduction in the level of hardstanding would represent an improvement.

Impact upon the Area

- 6.22 The proposal would retain the sports pitch and open field to the rear of the site, would be set in from the side boundaries and given the varied character and appearance of development in the area the proposed development would be acceptable in design terms having regard to the Thurrock Design Strategy SPD, policies CSTP22, CSTP23 and PMD2, alongside the requirements of the NPPF and PPG.

V. LANDSCAPING AND AMENITY SPACE

Landscaping and Trees

- 6.23 Given the extent of existing built form and hardstanding's at the site there is currently only limited of landscaping. The proposal would be likely to result in improvements in landscaping at the site but a full detailed landscaping scheme would need to be provided through the subsequent reserved matters to satisfy the requirements of policy PMD2.
- 6.24 In addition to the above, the landscaping of the site would need to be managed and therefore details of the future management and maintenance arrangements for the site would also need to be secured through a planning condition or obligation (if payment is necessary).
- 6.25 There are no trees within the site that are subject of Tree Preservation Orders (TPO's). The applicant's Arboricultural Impact Assessment identifies that 11 trees would need to be removed and three of these trees would be category B trees (trees of moderate quality) and the rest category C trees (trees of low quality). Trees remaining on site would need to be subject to tree and root protection measures during the construction period. The Council's Landscape and Ecology Advisor raises no objections and the landscaping scheme through the reserved matters could introduce replacement trees to allow for landscape improvement in line with policy PMD2.

Private Amenity Space

- 6.26 Each apartment would have either a balcony or patio area ranging between 6.5m² to 9.5m². Communal amenity space would also be required within the designated areas main areas between the front and rear apartment blocks. Directly to the south is the recreation ground and Corringham Town Park is also a short within walking distance of the site. It is considered that the level of amenity space would be suitable for future occupiers with regard policy PMD2.

VI. TRAFFIC IMPACT, ACCESS AND CAR PARKING

Access and Accessibility

- 6.27 The proposal would reduce the number of access points from 3 to 2, one would serve the redeveloped sports facility and the other would provide access to the residential element of the scheme, so this would be an improvement through less vehicle access points onto Springhouse Road. The Highway Officer advised that a 'controlled parking zone' to manage on street parking in this location could be facilitated but

such a requirement is outside of the scope of this planning application. The Highway Officer has raised no objection to the internal road layout and it is considered appropriate for refuse vehicles. No objections are raised in regard to policy PMD9 and paragraph 108 of the NPPF.

- 6.28 In terms of accessibility the site is within close proximity to Corringham town centre for essential shops, services, amenities and multi modal sustainable transport options including a number of bus routes. The Council's Strategic Transport Manager has identified the need for bus infrastructure improvements including the replacement of the bus shelter on Springhouse Road eastbound and enhancements of the westbound bus stop on Gordon Road with a new shelter and a real time passenger information screen.

Traffic Impact

- 6.29 The applicant's Transport Assessment (TA) identifies that there would be 55 two way vehicle movements in the weekday AM peak hour and 56 two way vehicle movements in the weekday PM. The TA states that the impact of predicted trip generation would be acceptable within the highway network. The Council's Highway Officer has no objection regarding these vehicle movements but has raised concerns regarding the impact upon the junction of Giffords Cross Road and Springhouse Road as a main route into Corringham. The Council's Highways Officer has advised that a contribution of £100,000 towards improvement measures at the junction of Giffords Cross Road and Springhouse Road would be needed to mitigate the impact of the development. Therefore subject to this mitigation the overall principal of the impact upon the surrounding road network is considered to be acceptable having regard to policies PMD9 and PMD10, and paragraphs 108 and 110 of the NPPF.

Parking and Travel Plan

- 6.30 The proposal would provide a total of 98 parking spaces for residential occupiers and for the sports club 70 parking spaces are proposed to the front of the sport centre building. It is considered that the level of parking provision for would be acceptable. In order to ensure that the car park for the sport centre is isn't used by residents a car park management plan would be necessary detailing how parking would be controlled through car parking enforcement, ANPR cameras and similar mechanisms. This can be secured through a planning condition along with a further condition requiring provision of electric vehicle parking and charging facilities. Given the accessibility to local bus services along with local shops and amenities in the nearby town centre and it is considered that the level of parking provision would be acceptable for the residential development in regard to policy PMD8 and paragraph 110 of the NPPF.

- 6.31 With regards to cycle storage the proposal would provide 150 spaces located across three of the residential blocks. There would also be space within the storage area of Block D for mobility scooters and cycles. To encourage cycling to the sports centre it is necessary for cycle parking to be provided within close proximity of the sports centre and this would need to be secured through a planning condition.
- 6.32 Given the accessibility to local bus services along with local shops and amenities in the nearby town centre and it is considered that the level of parking provision would be acceptable for the residential development in regard to policy PMD8 and paragraph 110 of the NPPF.
- 6.33 The proposed development would give rise to the need for a Travel Plan to promote sustainable modes of transport to accord with policy PMD10 and paragraph 111 of the NPPF. The applicant's Framework Travel Plan includes targets of decreasing single occupancy car usage, increase walking and cycling to the development, increase bus and train usage, and increase car sharing and car club uses. The Travel Plan would include welcome parks for new home owners but there is also a need for a travel plan for the sports centre use. The Council's Strategic Transport Manager raises no objection subject to the need for the travel plans to be secured through planning conditions and an associated monitoring fee of £525 per annum for a minimum of five years secured through a planning obligation. The Council's Strategic Transport Manager also requires a financial contribution of £35,000 towards a car club facility and supporting measures for a five year period and this can be secured through a planning obligation.

VII. FLOOD RISK AND DRAINAGE

- 6.34 The application site is located within the low risk flood zone (Flood Zone 1) and the PPG advises that there is no requirement for application of the Sequential Test or Exception Test as the development is 'appropriate' within this low risk flood zone. As the site area exceeds 1 hectare, the application is accompanied by a Flood Risk Assessment (FRA) which confirms that the site is not at risk from flooding.
- 6.35 The FRA includes surface water details explaining that devices such as permeable paving construction for the parking bays would be used in addition to green roofs, shallow swale, and below-ground geocellular attenuation crates. From these features the surface water would discharge would drain into the existing drainage system at the rear of the site at a controlled discharge rate (where necessary a hydro brake would be used). The Flood Risk Manager raises no objection subject to the use of planning conditions requiring a detailed surface water drainage scheme and details of the future management and maintenance arrangements, which will ensure the drainage requirements to accord with the NPPF and PPG, and policy PMD15.

VIII. BIODIVERSITY AND ECOLOGY

6.36 The Council’s Landscape and Ecology Advisor has stated that the site falls within the ‘Zone of Influence’ of one or more of the European designated sites scoped into the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), which requires a planning obligation. The nearest European designation is the Thames Estuary and Marshes SPA (Special Protection Area) and Ramsar Site.

Habitats Regulations Assessment

6.37 In considering the European site interest, the local planning authority, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that the proposals may have. The Habitat Regulations, which are a UK transposition of EU Directives relating to the conservation of natural habitats, flora and fauna and specifically wild birds, apply to certain designated sites including Special Protection Areas (SPA) and Ramsar sites. Of particular relevance to this application, regulation 63 of the Habitats Regulations requires, inter-alia, that:

Before deciding to give any permission for a plan which:

- (a) is likely to have a significant effect on a European Site (either alone or in combination with other plans or projects), and*
- (b) is not directly connected with or necessary to the management of that site*

The competent authority must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives.

6.38 The table below is the Habitats Regulation Assessment (HRA) as required under the Conservation of Habitats and Species Regulations 2017. The procedure for assessment follows a number of key stages, which for this assessment are stages 1 to 3 as explained in the table below with the LPA’s response to each stage:

Stage	LPA response
Stage 1 is the Screening Assessment	<p>The eastern half of Thurrock is within the zone of influence (Zol) for the Essex Coast RAMS. The following developments within the Zol qualify:</p> <ul style="list-style-type: none"> • New dwellings of 1+ units (excludes replacement dwellings and extensions) • Houses of Multiple Occupancy (HMOs) • Residential care homes and residential institutions (excluding nursing homes) • Residential caravan sites (excludes holiday caravans and campsites) • Gypsies, travellers and travelling show people plots

	<p>It is anticipated that such development is likely to have a significant effect upon the interest features of the Thames Estuary and Marshes Special Protection Area and Ramsar through increased recreational pressure, when considered either alone or in-combination with other plans and projects. Therefore, an appropriate assessment is needed to assess recreational disturbance impacts. The qualifying features of these sites are set out at the end of this report.</p>
<p>Stage 2 is the Appropriate Assessment</p>	<p>If the proposal is within or directly adjacent to the above European designated site a proportionate financial contribution should be secured in line with the Essex Coast RAMS requirements. Record evidence that this mitigation measure has been secured in the ‘summary’ section below. Consideration of further bespoke recreational mitigation measures may also be required in this case.</p> <p>If the proposal is not within or directly adjacent to the above European designated site then a proportionate financial contribution should be secure in line with the Essex Coast RAMS requirements.</p> <p>A contribution in line with the Essex Coast RAMS should be secured to address likely significant effects in-combination.</p> <p>For development’s under 100 dwelling Natural England need not be consulted on the appropriate assessment and proposed mitigation measures.</p>
<p>Summary of the Appropriate Assessment</p>	<p>The application would result in a net increase of 95 units and is within the Essex Coast RAMS Zol. It therefore meets the criteria set out in Test 1 showing that the scheme is would have likely significant effects to the Thames Estuary and Marshes SPA and therefore requires an Appropriate Assessment</p> <p>Summary of recreational disturbance mitigation package:</p> <p>The application is for a net increase of 95 dwellings. The site is not within or adjacent to the SPA. It is therefore considered that a proportionate financial contribution in line with Essex Coast RAMS should be made to contribute towards the funding of mitigation measures detailed in the Essex Coast RAMS Strategy.</p>

	<p>The current tariff is £125.58 per unit. Therefore the financial contribution should be £11,930.10 and this can be secured through a planning obligation.</p>
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- 6.39 Having considered the proposed avoidance and mitigation measures above, it is concluded that with mitigation the project will not have an Adverse Effect on the Integrity of the European sites included within the Essex Coast RAMS.
- 6.40 Having made this appropriate assessment of the implications of the plan or project for the site in view of that site’s conservation objectives the authority may now agree to the plan or project under regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 6.41 If the application were to be approved the proposed development would require the mitigation identified through a financial contribution of £11,930.10 towards the funding of mitigation measures detailed in the Essex Coast RAMS Strategy.
- 6.42 It is therefore recommended that the local planning authority formally determine that, on the basis of the information available and the mitigation identified, the proposed development would not have a likely significant impact on a European site either alone or in combination with other plans or projects, and this forms ‘Recommendation A’.

On Site Ecological Assessment

- 6.43 The applicant’s Ecological Report identifies that the site has limited potential for supporting protected species and contains no habitats of any significance. It is recognised that the proposed green roofs would have the potential to support biodiversity net gain along with planting through a landscaping scheme. The Council’s Landscape and Ecology Advisor raises no objection subject to the inclusion of ecological enhancement measures being implemented which can be secured through a planning condition to meet the requirements of policy PMD7 and paragraph 170 (g) of the NPPF.

IX. EFFECT ON NEIGHBOURING PROPERTIES

- 6.44 The nearest neighbouring residential property is to the north in a building known as Dove Court which is approximately 5m from the site’s northern boundary. This building has gardens bordering the boundary and windows in the south elevation which face towards the site and overlook the existing bowling green. The view from the properties in Dove Court would partly change as the side elevation of Block C

would be located approximately 16.7m away (building to building distance), however, the side elevation would not occupy the length of the common boundary. Given the retained separation distance it is considered that there would not be a significant loss of light or overbearing impact upon the residents of Dove Court, which is supported by the applicant's Daylight and Sunlight Assessment. In terms of privacy there would be no windows in the north side elevations of Block C and details of the balcony screening for the apartments can be secured through condition/reserved matters. Given the separation distance it is considered that these would not result in a significant loss of privacy. Overall the proposal would not adversely affect the residential amenities of the occupiers of this building.

- 6.45 The side elevation of Block A would be visible from the properties and gardens in Central Avenue, directly to the north. However, there is already a two storey building located within the site at the end of the gardens to some of these properties. This building would be demolished resulting in an improvement. The distance between Block A and the rear wall of properties in Central Avenue would be approximately 48m. Block A would step down to three stories in height towards the common boundary which would be 5.9m from the side wall of Block A. Given the limited nature of these views and the retained separation distance this would not result in a significant loss of privacy, loss of light or overshadowing, which is supported by the applicant's Daylight and Sunlight Assessment. In terms of privacy there would be no windows in the north side elevations of Block A and details of the balcony screening for the apartments can be secured through condition/reserved matters. Given the separation distance it is considered that these would not result in a significant loss of privacy. Therefore the occupiers of these properties and their gardens would not be adversely affected by the development.
- 6.46 The proposed buildings are considered to be suitably separated from neighbours on the opposite side of Springhouse Road to ensure there would not be a significant impact in terms of loss of light, overbearing impact or loss of privacy.
- 6.47 The proposal would result in an increase in the intensity of the use of the site due to the creation of a new sports club and the additional residential use. The sports club would be sited towards the south east boundary of the site and set back from the road and away from residential properties. It is noted that the sports club includes significant social elements including a bar and function room which could result in noise and disturbance in the evenings. However it is recognised that the existing complex already provides a bar and function rooms. In order to ensure that there would not be a significant impact during unsociable hours it is considered necessary to include a condition in relation to the intended hours of operation of the sports club along with an appropriate noise management plan. This would also be particularly relevant in terms of the occupiers of the proposed residential units which would be in closer proximity to this operation.

- 6.48 Subject to the mitigation measures required through planning condition the proposal would not raise any demonstrable harm to neighbouring amenity in terms policy PMD1 and paragraph 180 of the NPPF.

X. ENERGY AND SUSTAINABLE BUILDINGS

- 6.49 In terms of meeting the requirements of policy PMD13 it is stated in the applicant's Design and Access Statement that a range of measures including photovoltaic panels, green walls and roofs, rainwater harvesting, air source heat pumps, heat recovery units, energy efficient fabrics and low water usage fittings would be used throughout the development. It is stated that 20% of the sites total energy generated would be via renewable sources which would comply with policies CSTP25 and PMD13, however, further details of the proposals would need to be agreed through a planning condition.
- 6.50 The BREEAM Feasibility Study demonstrates that an 'Outstanding' rating could be achieved to accord with policy PMD12 and this can be secured through a planning condition.

XI. VIABILITY AND PLANNING OBLIGATIONS

- 6.51 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.52 Following changes in legislation (Community Infrastructure Levy Regulations), in April 2015 the Council produced its Infrastructure Requirement List (IRL) which changed the way in which planning obligations through section 106 agreements can be sought. In September 2019 the pooling restrictions were removed through the updated Community Infrastructure Levy Regulations but the Council continues to maintain the Infrastructure Requirement List (IRL) to provide an up to date list of physical, social and green infrastructure to support new development in Thurrock. This list is bi-annually reviewed to ensure it is up to date. The IRL applies a number of different development scenarios.
- 6.53 Through the consultation process and assessment of this application the proposed development requires the following planning obligations:

- Housing - For 35% of the development to be for affordable housing provision as required by policy CSTP2.
- Education – A financial contribution of £148,574 towards nursery, primary and secondary education provision to mitigate the impact of the development.
- Highways - A financial contribution of £100,000 towards improvements to the junction of Giffords Cross Road and Springhouse Road as a main route into Corringham
- Highways – A financial contribution of £7,500 towards a residents parking scheme
- Strategic Transport – A financial contribution of £35,000 towards a car club facility and associated works for a minimum five year period.
- Strategic Transport – A financial contribution of £40,000 towards bus infrastructure improvements on Springhouse Road and Gordon Road.
- Travel Plan Monitoring – A financial contribution of £525 per annum for a minimum of five years for each Travel Plan for monitoring purposes to mitigate the impact of the development.
- Ecology – A financial contribution of £11,930.10 towards the Essex Coast RAMS strategy to mitigate the impact of the development upon the Thames Estuary and Marshes SPA.

6.54 The applicant has agreed to meet these required planning obligations to mitigate the development.

XII. SUSTAINABILITY

6.55 Paragraph 7 of the NPPF explains that the purpose of the planning system is to achieve sustainable development and as part of the planning balance consideration has to be given to the Environmental, Social and Economic objectives as outlined in paragraph 8 of the NPPF with all three needing to be satisfied to achieve sustainable development.

6.56 For the economic objective the proposal would create employment opportunities for the construction phase and for the operational use of sport centre development. When the development is occupied new residents and users of the sport centre would contribute to the local economy. The dwellings would provide an opportunity for local people to live, work and use the leisure facilities at the site and in wider area.

6.57 For the social objective the development would help create a new community at this site. For both the social and economic objective the development would provide dwellings for the area and contribute towards the Council's five year housing land supply. The sports centre would have provide sports and social benefits for the users of the site.

- 6.58 For the environmental objective the proposed development would re-use existing previously developed land instead of a greenfield site, it would deliver energy efficient measures, create a high quality designed development, improve visual appearance of the site, increase landscaping, improve connectivity and linkages with Corringham town centre. The surface water management measures would prevent any off site flooding. As identified above the site is accessible by a range of transport modes.
- 6.59 For these reasons stated above the proposed development can satisfy all three objectives of paragraph 8 of the NPPF and where the 'presumption in favour of sustainable development' applies to accord with paragraph 11 of the NPPF.

XIII. OTHER MATTERS

- 6.60 The Council's Environmental Health Officer advises that there would be no issues for air quality or contaminated land considerations. It is recommended that Construction Environmental Management Plan is secured through condition.
- 6.61 Concerns were raised regarding the possible impact upon the ability for the houses on the opposite side of Springhouse Road to invest in solar panels. Given the orientation and separation distances from these houses it is considered that the proposal would not preclude these dwellings from installing solar panels in the future.
- 6.62 The sale of alcohol would not be unusual in such an establishment and would be controlled by separate licensing legislation. There would also be restrictions on hours of use of the sports club to ensure that the proposal would not unacceptably impact upon neighbouring amenity.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 The proposal would allow for the replacement of the existing and ageing sports facilities would a purpose built new sports centre and would allow for significant improvements when compared to the existing facilities. The proposal would make better use of the space at the site and would also allow for residential development on part of the site which is necessary as enabling development to fund the new sports centre and its uses. The proposal would be acceptable having regard to policies CSTP10, PMD5, paragraph 97 of the NPPF. The proposal is also supported by Sport England.
- 7.2 The 95 apartments provided through the re-development of the site would contribute to the Council's housing land supply and identified housing needs with the provision of 35% of the apartments as affordable housing units. The site benefits from a sustainable location and is within in easy access of Corringham town centre. The

proposal would lead to visual improvements to the site and the immediate surrounding area.

- 7.3 The proposal is acceptable in regard to all other material planning considerations and the proposal would provide number of planning obligations in terms of affordable housing and financial contributions towards education, healthcare, highway improvements, travel plan monitoring and the Essex RAMS payment.
- 7.4 Therefore the recommendation for approval of planning permission is subject to completion of a section 106 agreement and subject to the planning conditions, this is 'Recommendation B' as before consideration of the planning permission is made a decision is needed to determine that the development would not have a likely significant effect on a European site either alone or in combination with other plans or projects, which is 'Recommendation A'.

8.0 RECOMMENDATION

Recommendation A:

- 8.1 That the local planning authority formally determine pursuant to regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended), and on the basis of the information available, that the development proposed will not have a likely significant effect on a European site either alone or in combination with other plans or projects.

Recommendation B:

- 8.2 Approve the application for the reasons given in this report and delegate authority to the Assistant Director – Planning, Transport and Public Protection to grant planning permission subject to all of the following:
- 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:
- Housing - For 35% of the development to be for affordable housing provision as required by policy CSTP2.
 - Education – A financial contribution of £148,574 towards nursery, primary and secondary education provision to mitigate the impact of the development.
 - Highways - A financial contribution of £100,000 towards improvements to the junction of Giffords Cross Road and Springhouse Road as a main route into Corringham.

- Highways – A financial contribution of £7,500 towards a residents parking scheme
- Strategic Transport – A financial contribution of £35,000 towards a car club facility and associated works for a minimum five year period.
- Strategic Transport – A financial contribution of £40,000 towards bus infrastructure improvements on Springhouse Road and Gordon Road.
- Travel Plan Monitoring – A financial contribution of £525 per annum for a minimum of five years for each Travel Plan for monitoring purposes to mitigate the impact of the development.
- Ecology – A financial contribution of £11,930.10 towards the Essex Coast RAMS strategy to mitigate the impact of the development upon the Thames Estuary and Marshes SPA.

ii) the following planning conditions:

Submission of Outstanding Reserved Matters

1. The development shall be carried out in accordance with plans and particulars relating to the appearance and the landscaping of the site (hereinafter called "the reserved matters"), for which approval shall be obtained from the local planning authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.

Reason: The application as submitted does not give particulars sufficient for consideration of the reserved matters.

Time limit for the submission of the Outstanding Reserved Matters

2. Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Time limit for the commencement of Outline Planning Permission

3. The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters. The development shall be carried out as approved.

Reason: To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Purchase Act 2004.

Approved Plans List

- 4 The development shall be carried out in accordance with the plans in regard to the access, layout and scale of the development hereby approved and any plans showing appearance and landscape shall only be used for indicative and illustrative purposes until the appearance and landscape reserved matters have been subsequently approved. The plans approved for this outline permission are listed as follows:

Plan Number(s):		
Reference	Name	Received
338.D	Proposed Street Scene Locations Plan	11th December 2020
339.B	Proposed Street Scenes A and E	22nd May 2020
340.B	Proposed Street Scenes B and F	22nd May 2020
341.C	Proposed Street Scenes C and G	11th December 2020
342.B	Proposed Street Scene D	22nd May 2020
000.G	Location Plan	11th December 2020
001.C	Existing Site Plan	15th December 2020
002.H	Proposed Block Plan	15th December 2020
004.I	Proposed Site Plan including Ground Floor Plans	11th December 2020
007.D	Proposed Site Plan Public Space and Connectivity	11th December 2020
101.B	Existing Floor Plans	22nd May 2020
102.B	Existing Front and Side Elevations	22nd May 2020
103.B	Existing Side and Rear Elevations	22nd May 2020
104.B	Existing Elevations	22nd May 2020
302.B	Proposed Sports Club First Floor Plans	22nd May 2020
303.B	Proposed Sports Club Roof Plans	22nd May 2020
304.C	Proposed Front and Side Elevations	11th December 2020
306.B	Proposed Section and Side Elevations	22nd May 2020
307.B	Proposed Ground Floor Plan Block A	22nd May 2020
308.B	Proposed First Floor Plan Block A	22nd May 2020
309.B	Proposed Second Floor Plan Block A	22nd May 2020
310.B	Proposed Third Floor Plan Block A	22nd May 2020
311.B	Proposed Fourth Floor Plan Block A	22nd May 2020
312.B	Proposed Rear and Side Elevations	22nd May 2020
313.B	Proposed Front and Side Elevations	22nd May 2020
315.D	Proposed Ground Floor Plan Block B	11th December 2020

316.B	Proposed First Floor Plan Block B	22nd May 2020
317.B	Proposed Second Floor Plan Block B	22nd May 2020
318.B	Proposed Roof Plan Block B	22nd May 2020
319.C	Proposed Basement Floor Plan Block B	15th December 2020
320.B	Proposed Rear and Side Elevations	22nd May 2020
321.B	Proposed Front and Side Elevations	22nd May 2020
323.B	Proposed Ground Floor Plan Block C	22nd May 2020
324.B	Proposed First Floor Plan Block C	22nd May 2020
325.B	Proposed Second Floor Plan Block C	22nd May 2020
326.B	Proposed Third Floor Plan Block C	22nd May 2020
327.B	Proposed Roof Plan Block C	22nd May 2020
328.B	Proposed Rear and Side Elevations Block C	22nd May 2020
329.B	Proposed Front and Side Elevations Block C	22nd May 2020
331.E	Proposed Ground Floor Plan Block D	11th December 2020
332.B	Proposed First Floor Plan Block D	22nd May 2020
333.B	Proposed Second Floor Plan Block D	11th December 2020
334.B	Proposed Roof Plan Block D	22nd May 2020
335.B	Proposed Front and Side Elevations Block D	22nd May 2020
336.B	Proposed Rear and Side Elevations Block D	22nd May 2020
305.C	Proposed Sports Club Rear and Side Elevations	28th July 2020
301.E	Proposed Sports Club Ground Floor Plans	11th December 2020
191970-001 Rev E	Proposed Access Plans	20th August 2020
005	Pitch Diagram	15th December 2020
006	Existing Changing Rooms	15th December 2020
105	Existing Sports Club Elevations	15th 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 regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Phasing & Delivery of Sports Centre/Uses

- 5 The development shall not be begun until a detailed programme of phasing of the development has been submitted to and approved in writing by the local planning authority (herein referred to as 'the Phasing Strategy'). The Phasing Strategy shall require the replacement sports centre and sporting facilities to be completed and be made available for use prior to the occupation of 34 apartments or within a timeframe to be agreed in writing with the local planning authority prior the commencement of development. The development shall be implemented in accordance with the approved Phasing Strategy.

Reason: To ensure the sports centre and associated uses are implemented on the site prior to completion of all residential uses in order preserve the use of the site for sporting purposes in accordance with policies CSTP10 and PMD5 of adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015) and paragraph 97 of the NPPF.

Bowling Green Details

- 6 No development of the bowling green hereby permitted shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the bowling green which identifies constraints which could affect bowling green quality; and
 - (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the bowling green will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation, maintenance and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in accordance with the details as approved prior to occupation of the sports centre.

Reason: To ensure that the bowling green is prepared to an adequate standard, is fit for purpose, provides a satisfactory quality of compensatory provision and to accord with policy PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015) and paragraph 96 of the NPPF.

Definition of Use

- 7 The sports centre shall only be used for such purposes and for no other purpose including any purpose as defined within Class D2 of the Schedule to the Town &

Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

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

Details of Materials/Samples to be submitted

- 8 The application for approval of reserved matters shall include details of all materials to be used in the construction of the external surfaces.

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

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

Site Levels

- 9 No development shall commence until details of the existing and finished site levels and finished external surface levels, and the finished floor levels of the buildings hereby permitted have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the agreed details.

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).

Details of Boundary Screening

10. The application for approval of reserved matters shall include details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers to be used.

Prior to the occupation of the development details of the siting, height, design and

materials of the treatment of all boundaries including gates, fences, walls, railings and piers shall be submitted to and approved in writing by the local planning authority. The screening as approved shall be completed prior to the occupation of the development and shall be retained and maintained as such thereafter.

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

Submission of Landscaping Details for Reserved Matters

- 11 The landscaping details pursuant to the reserved matters referred to in Condition 1 shall provide full details and specifications of both hard and soft landscape works which shall be submitted to and approved in writing by the local planning authority. These details shall include:

Soft landscaping works:

- 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
- 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support
- 3) Details of the aftercare and maintenance programme

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation

Hard landscape works:

- 4) Details of walls with brick types, construction design and dimensions
- 5) Details of paved surfacing, with materials finishing and edgings
- 6) Details of street furniture, with designs materials and dimensions

The hard landscape works shall be carried out as approved prior to the first use/

occupation of the development hereby approved and retained and maintained as such thereafter.

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

Landscape Management Plan

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

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

Retention of Identified Trees / Hedges

- 13 The trees and hedges identified for retention on the approved plan within the Arboricultural Impact Assessment which forms part of this permission shall be protected during the course of the development. The trees and/or hedges shall be protected by chestnut paling fencing for the duration of the demolition and construction period at a distance equivalent to not less than the spread from the trunk. The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the local planning authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the local planning authority.

Reason: To secure the retention of the trees/hedges within the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management

of Development (2015).

Vehicular Accesses

- 14 No development shall commence until details of the two accesses onto the highway have been submitted to and approved in writing by the local planning authority. The details shall include layout, dimensions, sight splays, visibility splays and construction specification of the accesses. The apartments and/or sports centre shall not be occupied until the junctions has been laid out, constructed and surface finished in accordance with the details as approved.

Reason: To ensure that the access is constructed to the appropriate standard in the interests of highway safety in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Electric Gate Details

- 15 The application for approval of reserved matters shall include details of the proposed electric gate shown on the approved plans to access to the apartments. The electric gate shall only be installed as approved prior to the occupation of the apartments and shall be retained and maintained as such thereafter.

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

Closure of Existing Accesses

- 16 Immediately upon the two new accesses hereby permitted being brought into use the existing access shall be permanently closed in accordance with details which shall have been previously submitted to and approved in writing by the local planning authority.

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

Parking Provision

- 17 Prior to the occupation of the development the vehicle parking areas shown on the approved plans, including any parking spaces for the mobility impaired, shall be hard surfaced, sealed and marked out as shown on the approved plans. The vehicle parking

area(s) shall be maintained and retained in this form at all times thereafter. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development.

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

Podium Parking

- 18 Prior to the occupation of the development details of the final design of the proposed podium parking system as shown on the approved plans shall be submitted to and agreed in writing with the local planning authority. The details shall include how the podium parking system operates, identification of how the spaces would be allocated to each apartment and who will be responsible for the maintenance and management of the installed podium parking system. The podium parking system as approved shall be maintained and retained at all times thereafter. The podium parking system shall not be used for any purpose other than the parking of vehicles.

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 Management Scheme

- 19 Prior to the occupation of the development details of a Car Parking Management Strategy specifying the restrictions on car parking, what constitutes an enforceable parking offence, how and by whom this will be administered and enforced to prevent residents parking within the sports centre car park and prevent users of the sports centre parking in the residential car park, which shall be submitted to and approved by the local planning authority. The approved Car Parking Management Strategy shall be implemented and thereafter retained for the duration of the use of the site unless otherwise agreed in by local planning authority.

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).

Electric Charging Points

- 20 Prior to the occupation of the development details of electric charging points for parking spaces shall be submitted to and approved by the local planning authority. The electric charging points shall be installed as approved and shall be maintained and retained in this form at all times thereafter.

Reason: In the interests of sustainability and to ensure that adequate car parking provision is available for electric vehicles in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Cycle Parking for Sports Centre/Use

- 21 Notwithstanding the detailed on the approved plans, prior to the occupation of the sports centre development hereby approved details of the number, size, location, design and materials of secure and weather protected cycle parking/powered two wheelers facilities to be located in close proximity of the sports centres shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed on site prior to the occupation of the sports centre and shall thereafter be permanently retained for sole use as cycle parking/powered two wheelers facilities for the users and visitors of the development.

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

Travel Plan – Residential

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

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

Travel Plan – Sports Centre

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

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

No additional windows

- 24 For the reserved matters for 'appearance' there shall be no windows installed in the northern side elevation of Block A and C of the residential apartments.

Reason: In the interests of protecting the residential amenities of the properties to the north of the site from overlooking and loss of privacy in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Balcony Screening

- 25 The application for approval of reserved matters shall include details of 1.8m high balcony screening to be located at the sides of each balcony for the apartments located on the northern side elevation of Block's A and C. The balcony screening as approved shall be installed prior to the occupation of the apartments in Block's A and C and shall be retained and maintained as such thereafter.

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

Soundproofing/Noise Insulation

- 26 Prior to the commencement of development a scheme for noise insulation of the proposed dwellings to protect residential amenity from sports associated uses in Blocks B and D of the development hereby permitted shall be submitted to and agreed in writing with the local planning authority. The scheme shall assess the predicted noise impact and shall propose appropriate measures so that all habitable rooms will achieve 'good' internal levels as specified by BS8233:2014. The scheme shall identify and state the glazing specifications for all the affected windows, including acoustic ventilation, where appropriate. The noise insulation measures and specification shall be implemented within the apartments prior to occupation of the development and shall be permanently retained as approved thereafter.

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

Removal of PD Rights - Communal TV/Satellite

- 27 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no flat shall be occupied until details of the number, size, external appearance and the positions of the satellite dish(es) shall be submitted to and agreed in writing by the local planning authority prior to the installation of such systems. The agreed communal satellite dish systems shall be installed prior to the residential occupation of the apartments and thereafter retained. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) other than those agreed by way of the above scheme, no additional satellite dish(es) or aerials shall be fixed to the building comprising the apartments hereby permitted without the prior written approval of the local planning authority.

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

Refuse and Recycling Storage

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

Reason: To ensure that refuse and recycling provision is provided in the interests of

visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Surface Water Drainage Scheme

29 No development, with the exception of demolition, shall commence until the detailed surface water drainage scheme within the Flood Risk Assessment for the site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 15l/s for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. • Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation of the development.

Reason:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

All in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2015).

Surface Water Maintenance Plan

- 30 Prior to the occupation of the development a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies has been submitted to and agreed in writing by the local planning authority. Should any part be maintainable by a maintenance company details of long term funding arrangements shall be provided and be implemented for all times thereafter.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. In accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Surface Water Yearly Logs

- 31 The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with any Maintenance Plan. These shall be made available for inspection upon the written request of the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk. All in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2015).

Hours of Operation – to be agreed

- 32 Prior to the occupation of the sports centre and associated uses hereby permitted details of the proposed hours of use and the hours for deliveries and collections shall be submitted to and approved by the local planning authority. The sports centre and uses shall only be used in accordance with the approved hours of use and hours for deliveries and collections at all times thereafter.

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

Noise Management Plan

- 33 Prior to the occupation of the development a noise management plan shall be submitted to and approved by the local planning authority. The details shall include information about any noise generating activities and any use of amplified sound with details of the predicted sound levels to be included in the noise management plan and

mitigation measures to prevent sound impact upon the amenities of nearby neighbouring properties. The noise management plan shall be subject to monitoring purposes and shall be made available for inspection by the local planning authority should any complaints be received. The noise management plan and the identified mitigation measures within shall be implemented as approved and all mitigation measures shall be maintained and retained thereafter.

Reason: In the interests of the amenity and to mitigate the impact of development in accordance with by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Ventilation and Extraction - Food Premises to be agreed

- 34 Prior to the occupation of the sports centre and associated uses full details of equipment to be installed for the extraction and control of fumes and odours, including details of noise and vibration attenuation together with a maintenance schedule for the future operation of that equipment have been submitted to and approved in writing by the local planning authority. The use hereby permitted shall not take place other than in accordance with these approved details.

Reason: In the interests of the amenity and to mitigate the impact of development in accordance with by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

External Lighting – Commercial

- 35 Prior to the occupation of the sport centre and associated uses on site details of the means of external lighting shall be submitted to and agreed in writing with the local planning authority. The details shall include the siting and design of lighting together with details of the spread and intensity of the light sources and the level of luminance. The lighting shall be installed in accordance with the agreed details prior to occupation of the development and retained and maintained thereafter in the agreed form, unless otherwise agreed in writing by the local planning authority.

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

External Lighting – Residential

- 36 Prior to the occupation of the development details of any external lighting, with the exception of lighting within the apartments and balconies, shall be submitted to and

agreed in writing by the local planning authority. The details shall include details of the spread and intensity of light together with the size, scale and design of any light fittings and supports. The approved external lighting shall only be implemented and operated in accordance with the agreed details.

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

Ecological Enhancements

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

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

BREEAM

- 38 Prior to the commencement of the development a certificate issued by an accredited Building Research Establishment consultant shall be submitted to the Local Planning Authority to demonstrate that the design of the extensions and building(s) can achieve a BREEAM 'Outstanding' Rating. This shall be supplemented by details of any measures that would need to be secured by the development fit out and a mechanism by which these will be secured. The development shall be built in accordance with the agreed measures and shall achieve a BREEAM 'Outstanding' Rating. A BREEAM post construction review shall be undertaken confirming the BREEAM rating achieved for the extensions and buildings hereby permitted. This shall be submitted to the Local Planning Authority within 6 months of the completion of the development and in any event within 6 months of receipt by the applicant of a written request made by the Local Planning Authority in the event that not all phases are undertaken or completed.

Reason: To ensure that the development meets the objectives of energy efficiency in new building design and construction set out in Policy PMD12 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (2015).

Renewable Energy

- 39 Prior to the commencement of development details of measures to demonstrate that

the development will achieve the generation of at least 20% of its energy needs through the use of decentralised, renewable or low carbon technologies shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented and operational upon the occupation of the buildings hereby permitted and shall thereafter be retained in the agreed form unless otherwise agreed in writing by the local planning authority.

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

Superfast Broadband

- 40 The apartments and sports centre use within the development shall be provided with the means of connecting to superfast broadband. Upon occupation either a landline or ducting to facilitate the provision of a broadband service from a site-wide network, shall be in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the local planning authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure.

Reason: In order to ensure that suitable infrastructure is provided at the site for the benefit of occupiers, in accordance with paragraph 112 of the NPPF.

Construction Environmental Management Plan (CEMP)

- 41 No demolition or development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in writing. The CEMP should contain or address the following matters:
- (a) Hours of use for the construction of the development;
 - (b) Hours and duration of any piling operations;
 - (c) Vehicle haul routing in connection with construction, remediation and engineering operations;
 - (d) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site;
 - (e) Details of construction any access or temporary access, and details of temporary parking requirements; Road condition surveys before demolition and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CEMP;

- (f) Location and size of on-site compounds (including the design layout of any proposed temporary artificial lighting systems);
- (g) Details of any temporary hardstandings;
- (h) Details of temporary hoarding;
- (i) Method for the control of noise with reference to BS5228 together with a monitoring regime;
- (j) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime;
- (k) Dust and air quality mitigation and monitoring;
- (l) Water management including waste water and surface water discharge;
- (m) Method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals;
- (n) A Site Waste Management Plan;
- (o) Ecology and environmental protection and mitigation;
- (p) Community liaison including a method for handling and monitoring complaints, contact details for site managers;
- (q) Details of security lighting layout and design; and
- (r) A procedure to deal with any unforeseen contamination, should it be encountered during development.

Demolition and development on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of the development and to ensure the construction phase does not materially affect the free-flow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity, in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2015).

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application and 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: <http://regs.thurrock.gov.uk/online-applications>

