

Reference: 20/01777/FUL	Site: Former Culver Centre And Land To Rear Daiglen Drive South Ockendon Essex
Ward: Belhus	Proposal: Development of 173 residential dwellings, comprising a mix of one and two bedroom apartments and two and three bedroom houses alongside the re-provision of public open space with associated landscaping and public realm, private and communal amenity space, car and cycle parking provision and access improvements

Plan Number(s):		
Reference	Name	Received
13056-DB3-B01-00-DR-A-20-001A	Location Plan	20 th August 2021
13056-DB3-B01-00-DR-A-20-010A	Existing Site Plan	20 th August 2021
13056-DB3-B01-00-DR-A-20-050 Rev G	Proposed Culver Centre Site Plan	20 th August 2021
13056-DB3-B01-00-DR-A-20-060 Rev F	Proposed Site Plan with Levels	20 th August 2021
13056-DB3-B01-00-DR-A-20-070 Rev E	Proposed Boundary Treatments	20 th August 2021
13056-DB3-B01-00-DR-A-20-071 Rev A	Proposed Site Car Parking Plan	3rd August 2021
13056-DB3-B01-XX-DR-A-90-003 Rev D	Proposed Site Sections Sheet 01	9 th June 2021
13056-DB3-B01-XX-DR-A-90-004 Rev D	Proposed Site Sections Sheet 02	9 th June 2021
13056-DB3-B01-XX-DR-A-90-005 Rev D	Proposed Site Sections Sheet 03	9 th June 2021
13056-DB3-B02-00-DR-A-20-105 Rev F	Affordable Rent B02 Proposed Ground Floor Plan	9 th February 2021
13056-DB3-B02-01-DR-A-20-106 Rev D	Affordable Rent B02 Proposed First Floor Plan	21st December 2020

13056-DB3-B02-02-DR-A-20-107 Rev D	Affordable Rent B02 Proposed Second Floor Plan	21st December 2020
13056-DB3-B02-03-DR-A-20-108 Rev D	Affordable Rent B02 Proposed Third Floor Plan	21st December 2020
13056-DB3-B02-04-DR-A-20-109 Rev D	Affordable Rent B02 Proposed Fourth Floor Plan	21st December 2020
13056-DB3-B02-05-DR-A-20-110 Rev D	Affordable Rent B02 Proposed Roof Plan	21st December 2020
13056-DB3-B02-XX-DR-A-20115 Rev D	Affordable Rent B02 Proposed Elevations Sheet 01	9 th February 2021
13056-DB3-B02-XX-DR-A-20-116 Rev D	Affordable Rent B02 Proposed Elevations Sheet 02	9 th February 2021
13056-DB3-B02-XX-DR-A-20-117 Rev C	Affordable Rent B02 Proposed Sections Sheet 01	9 th February 2021
13056-DB3-B02-XX-DR-A-20-118 Rev B	Affordable Rent B02 Proposed Sections Sheet 02	21st December 2020
13056-DB3-B03-00-DR-A-20-125 Rev G	Affordable Shared Ownership B03 Proposed Ground Floor Plan	9 th February 2021
13056-DB3-B03-01-DR-A-20-126 Rev E	Affordable Shared Ownership B03 Proposed First & Second Floor Plan	21st December 2020
13056-DB3-B03-03-DR-A-20-127 Rev E	Affordable Shared Ownership B03 Proposed Third Floor & Roof Plan	21st December 2020
13056-DB3-B03-XX-DR-A-20-130 Rev D	Affordable Shared Ownership B03 Proposed Elevations Sheet 01	9 th February 2021
13056-DB3-B03-XX-DR-A-20131 Rev D	Affordable Shared Ownership B03 Proposed Elevations Sheet 02	9 th February 2021
13056-DB3-B03-XX-DR-A-20-132 Rev B	Affordable Shared Ownership B03 Proposed Sections	21st December 2020
13056-DB3-B04-00-DR-A-20155 Rev G	Private Flats B04 Proposed Ground Floor Plan	9 th June 2021
13056-DB3-B04-01-DR-A-20156 Rev F	Private Flats B04 Proposed First Floor Plan	9 th June 2021

13056-DB3-B04-02-DR-A-20-157 Rev F	Private Flats B04 Proposed Second Floor Plan	9 th June 2021
13056-DB3-B04-03-DR-A-20-158 Rev F	Private Flats B04 Proposed Third Floor Plan	9 th June 2021
13056-DB3-B04-04-DR-A-20-159 Rev F	Private Flats B04 Proposed Roof Plan	9 th June 2021
13056-DB3-B04-XX-DR-A-20-166 Rev G	Private Flats B04 Proposed Elevations Sheet 02	9 th June 2021
13056-DB3-B04-XX-DR-A-20-167 Rev G	Private Flats B04 Proposed Elevations Sheet 02	9 th June 2021
13056-DB3-B04-XX-DR-A-20-170 Rev C	Private Flats B04 Proposed Sections Sheet 01	9 th June 2021
13056-DB3-B04-XX-DR-A-20-171 Rev D	Private Flats B04 Proposed Sections Sheet 02	9 th June 2021
13056-DB3-B05-00-DR-A-20-210 Rev H	House Type B05 Proposed Plans	21st December 2020
13056-DB3-B05-XX-DR-A-20-211 Rev B	House Type B05 Proposed Elevations	21st December 2020
13056-DB3-B05-XX-DR-A-20-212 Rev C	House Type B05 Proposed Sections	21st December 2020
13056-DB3-B06-XX-DR-A-20-221 Rev B	House Type B06 Proposed Elevations	21st December 2020
13056-DB3-B06-00-DR-A-20-220 Rev F	House Type B06 Proposed Plans	21st December 2020
13056-DB3-B06-XX-DR-A-20-222 Rev B	House Type B06 Proposed Sections	21st December 2020
13056-DB3-B07-00-DR-A-20-230 Rev F	House Type B07 Proposed Plans	21st December 2020
13056-DB3-B07-XX-DR-A-20-231 Rev B	House Type B07 Proposed Elevations	21st December 2020
13056-DB3-B07-XX-DR-A-20-232 Rev B	House Type B07 Proposed Sections	21st December 2020
13056-DB3-B08- 00-DR-A-20-240 Rev J	House Type B08 Proposed Plans	21st December 2020
13056-DB3-B08-XX-DR-A-20-241 Rev B	House Type B08 Proposed Elevations	21st December 2020
13056-DB3-B08-XX-DR-A-20-242 Rev C	House Type B08 Proposed Sections	21st December 2020

13056-DB3-B08-XX-DR-A-20-245 Rev A	House Type B08 AC Proposed Elevations	21st December 2020
13056-DB3-B09-00-DR-A-20-250 Rev F	House Type B09 Proposed Plans	21st December 2020
13056-DB3-B09-XX-DR-A-20-251 Rev B	House Type B09 Proposed Elevations	21st December 2020
13056-DB3-B09-XX-DR-A-20-252 Rev B	House Type B09 Proposed Sections	21st December 2020
13056-DB3-B11-00-DR-A-20-270 Rev G	House Type B11 Proposed Plans	9 th June 2021
13056-DB3-B11-XX-DR-A-20-271 Rev B	House Type B11 Proposed Elevations	21st December 2020
13056-DB3-B11-XX-DR-A-20-272 Rev B	House Type B12 Proposed Sections	21st December 2020
13056-DB3-B12-00-DR-A-20-280 Rev F	House Type B12 Proposed Plans	21st December 2020
13056-DB3-B12-XX-DR-A-20-281 Rev B	House Type B12 Proposed Elevations	21st December 2020
13056-DB3-B12-XX-DR-A-20-282 Rev B	House Type B13 Proposed Sections	21st December 2020
13056-DB3-B13- 00-DR-A-20-290 Rev F	House Type B13 Proposed Plans	21st December 2020
13056-DB3-B13-XX-DR-A-20-291 Rev B	House Type B13 Proposed Elevations	21st December 2020
13056-DB3-B13-XX-DR-A-20-292 Rev B	House Type B13 Proposed Sections	21st December 2020
13056-DB3-B13-XX-DR-A-20-293	House Type B13A Proposed Plans	9 th June 2021
13056-DB3-B13-XX-DR-A-20-294	House Type B13A Proposed Elevations	9 th June 2021
13056-DB3-B13-XX-DR-A-20-295	House Type B13A Proposed Sections	9 th June 2021
13056-DB3-B13-XX-DR-A-20-296	House Type B13B Proposed Plans	9 th June 2021
13056-DB3-B13-XX-DR-A-20-297	House Type B13B Proposed Elevations	9 th June 2021
13056-DB3-B13-XX-DR-A-20-298	House Type B13B Proposed Sections	9 th June 2021

13056-DB3-B14-00-DR-A-20-300 Rev F	House Type B14 Proposed Plans	21st December 2020
13056-DB3-B14-XX-DR-A-20-301 Rev B	House Type B14 Proposed Elevations	21st December 2020
13056-DB3-B14-XX-DR-A-20-302 Rev B	House Type B14 Proposed Sections	21st December 2020
13056-DB3-B15-00-DR-A-20-310 Rev E	House Type B15 Proposed Plans	21st December 2020
13056-DB3-B15-XX-DR-A-20-311 Rev B	House Type B15 Proposed Elevations	21st December 2020
13056-DB3-B15-XX-DR-A-20-312 Rev B	House Type B15 Proposed Sections	21st December 2020
13056-DB3-B16-00-DR-A-20-320 Rev D	House Type B16 Proposed Plans	21st December 2020
13056-DB3-B16-XX-DR-A-20-321 Rev B	House Type B16 Proposed Elevations	21st December 2020
13056-DB3-B16-XX-DR-A-20-322 Rev B	House Type B16 Proposed Sections	21st December 2020
13056-DB3-B18-00-DR-A-20-340 Rev G	House Type B18 Proposed Plans	21st December 2020
13056-DB3-B18-XX-DR-A-20-341 Rev B	House Type B18 Proposed Elevations	21st December 2020
13056-DB3-B18-XX-DR-A-20-342 Rev B	House Type B18 Proposed Sections	21st December 2020
13056-DB3-B19-00-DR-A-20-350 Rev D	House Type B19 Proposed Plans	21st December 2020
13056-DB3-B19-XX-DR-A-20-351 Rev B	House Type B19 Proposed Elevations	21st December 2020
13056-DB3-B19-XX-DR-A-20352B	House Type B19 Proposed Sections	21st December 2020
13056-DB3-B20-00-DR-A-20-360 Rev D	House Type B20 Proposed Plans	21st December 2020
13056-DB3-B20-XX-DR-A-20-361 Rev B	House Type B20 Proposed Elevations	21st December 2020
13056-DB3-B20-XX-DR-A-20-362 Rev B	House Type B20 Proposed Sections	21st December 2020
13056-DB3-B22-00-DR-A-20-380 Rev D	House Type B22 Proposed Plans	21st December 2020

13056-DB3-B22-XX-DR-A-20-381 Rev B	House Type B22 Proposed Elevations	21st December 2020
13056-DB3-B22-XX-DR-A-20-382 Rev B	House Type B22 Proposed Sections	21st December 2020

The application is also accompanied by:

- Design and Access Statement Revision B (11 Sections over 2 Parts) - September 2020 & Addendum Dated 09 June 2021
- Energy Strategy Report Revision 03 - December 2020
- Environmental Noise Assessment Study Revision 2 – 03 October 2020
- Environmental Noise Impact Assessment Study Revision 2 – 04 November 2020
- Flood Risk Assessment and Drainage Strategy – 2 February 2021
- MEPH Utilities Report Revision 2 – December 2020
- Summer Overheating Assessment Revision 2 –December 2020
- Arboricultural Impact Assessment – January 2021
- Biodiversity Enhancement Strategy – January 2021
- Daylight and Sunlight Report (Neighbouring Properties) – 26 January 2021
- Daylight and Sunlight Report (Within Development) – 26 January 2021
- External Lighting Assessment Revision 2 – January 2021
- Health Impact Assessment – January 2021
- Landscape Design Report - January 2021
- Open Space Assessment (3 Parts) – January 2021
- Planning Statement – January 2021
- Preliminary Ecological Appraisal Revision A – January 2021
- Reptile Mitigation Strategy Revision A – January 2021
- Reptile Survey Revision A – January 2021
- Statement of Community Involvement – January 2021
- Sustainability Statement Revision 3 – January 2021
- Transport Assessment
- Preliminary Risk Assessment – January 2021
- Phase 2 Geo-environmental and Geotechnical Site Investigation – January 2021
- Stage 1 Road Safety Audit Brief (Dated 13/08/2021)
- Designers Response to Stage 1 Road Safety Audit Brief (Dated 24/08/2021)
- Stage 1 Road Safety Audit (Dated 20 August 2021)
- Traffic Flow Comparison Technical Note (Dated 28/07/2021)

Applicant:

Thurrock Council

Validated:

10 February 2021

	Date of expiry: 30 September 2021
Recommendation: Approve, subject to conditions and completion of s.106 agreement.	

1.0 BACKGROUND AND DESCRIPTION OF PROPOSAL

1.1 The key elements of the proposals are set out in the table below:

Site Area	4.53ha						
Units (All)	Type (ALL)	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
	Houses	0	18	59	0	0	77
	Flats	29	67	0	0	0	96
	TOTAL	29	85	59	0	0	173
Affordable Units	Type (ALL)	1-bed	2-bed	3-bed	TOTAL		
	Houses	0	0	0			
	Flats	29	33	0	62		
	TOTAL	29	33	0	62		
Car parking	Flats: 96 (1 per flat) Houses: 154 (2 per house) Total allocated: 250 spaces. Total Visitor: 25 spaces (0.14 per unit) Total: 275						
Amenity Space	Minimum sq.m per dwelling 27 sq.m Maximum sq.m per dwelling 226 sq.m Average Amenity Space per dwelling - 77 sq.m Average Amenity Space per ground floor flat – 36 sq.m Average Balcony per upper floor flat – 7.7 sq.m Communal Space per flat – 7.3 sq.m						
Density	38 units per ha for the whole site						

1.2 The application seeks planning permission for the erection of 173 dwellings, including 29 affordable one bedroom flats, 33 two bedroom affordable flats, 34 two bedroom open market flats, 18 two bedroom open market houses and 59 3 bedroom open market houses. Overall, 36% of the proposed units would be affordable housing, with 69.4% being available for social rent and the remainder being available as shared ownership.

- 1.3 At the north west corner of the site, a part 3, part 4 storey block of flats is proposed that would measure a maximum of 14.8 metres tall and contain 19 shared ownership flats. To the south of this, on the opposite side of the main estate road, would be a part 4, part 5 storey 'L' shaped building that would contain 43 affordable social rented flats. This building would measure 44.3 metres wide at the elevation facing Daiglen Drive, 38.8 metres deep along the elevation facing the estate road and 17.25 metres tall (excluding the lift core). Communal amenity space would be provided to the rear of each building.
- 1.4 The other building containing flats would be positioned almost centrally at the site and face the larger area of retained open space. That building would contain 34 flats over 3 and 4 storeys, measuring 14 metres tall (excluding lift core) and 55 metres wide along the elevation facing the re-provided open space.
- 1.5 The majority of the dwellings would be provided at the north and eastern edges of the site and at the south east corner of the site. The other dwellings would be provided between the abovementioned blocks of flats to the south of the estate road and at the south boundary of the site, thereby backing on to the dwellings of Danbury Crescent. The dwellings provide accommodation over two or three storeys, with the third storey being provided in the roofspace where three storey accommodation is provided. Eighteen of the proposed dwellings would be built, wholly or partially, on the designated open space and 22 dwellings would be provided on the additional grassed land that is not included within that allocation. Although the scale of the buildings would vary, the architecture and materials of the proposed buildings would be from a consistent palette.
- 1.6 A vehicle access into the site would be provided from Daiglen Drive to serve the majority of the development, but one dwelling at the north east corner of the site would take access from Barle Gardens. A total of 275 car parking spaces and 296 cycle parking spaces would be provided, with 194 of those spaces being provided in parking courts adjacent to the flat blocks and along the roads that would pass through the site and the remainder being provided within the plots of the dwellings. Twenty five of the parking spaces would be for visitors.

2.0 SITE DESCRIPTION

- 2.1 The application site which measures 4.53 hectares, is located within the settlement of South Ockendon and comprises land between Daiglen Drive, the residential properties of Barle Gardens, Broxburn Drive, Danbury Crescent and Sancta Maria Mews and the grounds of the Shaw Primary Academy. The North West corner of the site is approximately 100 metres from the South Ockendon Shopping Area as allocated by the Core Strategy and 150 metres from the

allocated Shopping Centre. The variety of commercial, educational, community and residential uses surrounding the site creates substantial variety in the scale, character and appearance of the built form surrounding the site. In this regard, the surrounding residential buildings include two storey dwellings and three storey blocks of the flats.

- 2.2 The western part of the site formerly hosted the Culver Centre which was used for education purposes but the site has been cleared and is vacant, previously developed land that is enclosed by fences. The remainder of the site is grassed and soft landscaped land with paths running through it that is accessible from Danbury Crescent, Barle Gardens and a footpath that connects to Daiglen Drive, passing to the south of Sancta Maria Mews. Of that area, approximately 1.53 hectares is formally designated as Public Open Space

3.0 RELEVANT PLANNING HISTORY

- 3.1 The following table provides the planning history:

Reference	Description	Decision
18/01717/SCR	EIA screening request for 66 two-bedroom houses, 66 three bedroom houses and 20 flats within seven buildings (a total of 152 properties). The proposed development will also include private and guest car parking, private gardens and communal landscaping.	EIA Not Required.
17/01115/DMI	Application for prior notification of proposed demolition: Demolition of school building for redevelopment	Approved
94/00205/REM	Renewal of THU/1/91	Withdrawn
94/00192/REM	Reserved matters pursuant to outline planning permission ref CC/DS/THU/1/91 for residential development and the provision of public open space.	Withdrawn
94/00042/FUL	Residential Development 137 houses 140 flats, public open space, access roads, car parking, amenity area and ancillary works	Approved
94/00042/REM	Reserved matters pursuant to outline planning permission ref CC/DS/THU/1/91 for residential development and the provision of public open space.	Approved
91/00010/CC	Residential Development on land at the former Culverhouse Comprehensive	Approved

	School, Daiglen Drive/Barle Gardens South Ockendon. (Full reference THU/10/91-CC/DS/THU/1/91)	
88/01058/CC	Development of Culverhouse School Site for residential purposes, public open space and retention of existing building for community purposes. (Full reference THU/1058/88-CC/DS/THU/19/88)	Approved
85/00449/CC	Residential Development, Public open space, Existing building for community purposes. (Full reference THU/449/85-CC/DS/THU/5/85)	Approved
73/00074/FUL	Garage	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.

Seven objections have been received which raise objections on the following grounds:

- Additional traffic;
- Environmental pollution including, noise, litter and odours;
- Loss of amenity including overlooking;
- Out of character with the area;
- Loss of open space which is well used by many for various purposes, is important for good mental health and not compensated for within the proposal;
- Other open space would be relied upon within the wider area but is distant from the existing residents of the area;
- Lack of facilities to cope with the additional population including health, education and other such services;
- The proposal may encroach on an existing footpath linking Barle Gardens and Daiglen Drive.

One representation of support has received which supports the proposal on the following grounds. Although objecting overall, some objectors have also made similar comments:

- Creation of jobs;
- Provision of landscaping and amenity space within the development.
- Improvement of existing site;
- Suggests that the affordable housing proposals would support first time buyers;
- Wishes for the area to be well lit.

4.3 ANGLIAN WATER:

Raises no objection and identifies that there is adequate capacity within the local infrastructure to accommodate the development. Also highlights that they have infrastructure within the vicinity of the site that is required to be considered by the developer.

4.4 CADENT GAS:

No objections - highlighted the responsibilities of the developer in terms of protecting their equipment that is within the vicinity of the site.

4.5 ENVIRONMENT AGENCY:

No comments

4.6 ESSEX POLICE:

No objection, requested development accords with Secured by Design.

4.7 NHS ENGLAND:

No objection subject to the additional demand for health services being mitigated through a contribution.

4.8 THURROCK COUNCIL EDUCATION TEAM:

Identified that both primary and secondary education facilities within the area are at or close to capacity and, as such, has requested a financial contribution.

4.9 THURROCK COUNCIL ENVIRONMENTAL HEALTH OFFICER:

No objection subject to conditions.

4.10 THURROCK COUNCIL FLOOD RISK MANAGER:

No objection to the proposal subject to the imposition of conditions.

4.11 THUROCK COUNCIL HIGHWAYS:

Most concerns raised in respect of the application as originally submitted have been addressed through the submission of a Road Safety Audit in relation to the main access into the site. It is noted that an amended layout would be required involving the removal of existing laybys in order to ensure that adequate visibility is able to be provided.

However, it remains a concern that the impact of the traffic from the site would have an unacceptable effect on the capacity of the Ford Place Junction (the junction of South Road, Stifford Hill and Sifford Road). To mitigate the effect of the development on the local road network, it is advised that junction improvements are required at the Ford Place junction and it is suggested that a contribution of £78,000 towards these works be secured under the terms of planning obligations. A number of other conditions are also recommended if planning permission is approved.

Various conditions have been suggested which will be considered further below. It has also been advised that a Section 278 Agreement would be required, but this would be handled under other legislation and need not form part of the planning assessment.

4.12 HOUSING:

Support the proposal as it complies with their standards in relation to the provision and type of affordable housing that is needed and sought.

4.13 LANDSCAPE AND ECOLOGY ADVISOR :

No objection subject to conditions relating to the details of the proposed landscaping, the play areas and the protection of the trees that are to be retained. It is identified that the existing open space is of low value and quality as it has few trees and limited equipment and that the proposal would represent a net increase of trees at the site and an improvement in the quality of the play space.

4.14 THURROCK COUNCIL URBAN DESIGN OFFICER:

Although the Urban Design Team do not support the proposal as submitted, it is recognised that wider considerations may lead to the proposal, as a whole, being considered acceptable by the Council. Concerns that have been raised have focussed on the amount of open-space that would be provided, the quality of the link for people travelling from east to west through the site, the visual dominance of car parking and the architecture of the dwellings. It has been advised that, if approved, conditions should be imposed to require the agreement and improvement of aspects of the architectural detailing of the proposed development and the agreement of alternative boundary treatments.

5.0 POLICY CONTEXT

5.1 National Planning policy Framework

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

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or*
 - ii *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

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

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

The assessment of the proposals against the development plan set out below refers to a number of policies, reflecting the nature of the proposals.

The Council's housing land supply is currently at 1.75 years. Accordingly, as residential development is proposed, the 'tilted balance' in favour of granting permission is engaged (subject to paragraph 11 (d) (i) and (ii)). In this regard, whilst it is noted that the abovementioned text refers to Local Green Space, that designation is specific to the NPPF and does not appear that the definition aligns with the designation of open space which is more generic.

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;
14. Meeting the challenge of climate change, flooding and coastal change;
15. Conserving and enhancing the natural environment;

5.2 National Planning Practice Guidance

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

- Air quality
- Climate change
- Consultation and pre-decision matters
- Design
- Determining a planning application
- Effective use of land
- Flood risk and coastal change

- Healthy and safe communities
- Housing and economic land availability assessment
- Housing and economic needs assessment
- Housing needs of different groups
- Housing supply and delivery
- Land affected by contamination
- Light pollution
- Making an application
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Renewable and low carbon energy
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions
- Water supply, wastewater and water quality

5.3 Local Planning Policy Thurrock Local Development Framework (2015)

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

Overarching Sustainable Development Policy:

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

Spatial Policies:

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

Thematic Policies:

- CSTP1: Strategic Housing Provision
- CSTP2: The Provision Of Affordable Housing
- CSTP5: Neighbourhood Renewal
- CSTP9: Well-being: Leisure and Sports
- CSTP10: Community Facilities
- CSTP11: Health Provision
- CSTP12: Education and Learning
- CSTP14: Transport in the Thurrock Urban Area: Purfleet to Tilbury

- CSTP15: Transport in Greater Thurrock
- CSTP18: Green Infrastructure
- CSTP19: Biodiversity
- CSTP20: Open Space
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Addressing Climate Change
- CSTP26: Renewable or Low-Carbon Energy Generation
- CSTP27: Management and Reduction of Flood Risk

Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities
- PMD7: Biodiversity, Geological Conservation and Development
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans
- PMD12: Sustainable Buildings
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD 14: Carbon Neutral Development
- 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, including Housing Land Supply, Housing Need, Housing Mix, Affordable Housing and Open Space Provision.
- II. Design and Layout and Impact upon the Area
- III. Biodiversity and Landscaping
- IV. Traffic Impact, Access and Car Parking
- V. Flood Risk and Drainage
- VI. Effect on Neighbouring Properties
- VII. Living Conditions of Future Occupiers.
- VIII. Land Contamination and Ground Works
- IX. Energy and Sustainable Buildings
- X. Planning Obligations
- XI. Other Matters

- I. PRINCIPLE OF THE DEVELOPMENT INCLUDING HOUSING LAND SUPPLY, HOUSING NEED, HOUSING MIX, AFFORDABLE HOUSING AND OPEN SPACE PROVISION.

6.2 As set out above, there are a number of issues that are key to the assessment of the principle of development. It is therefore considered appropriate to assess each of these matters before reaching an overall conclusion in respect of the principle of the proposed development.

Housing Land Supply, Housing Need and Housing Mix

6.3 The site is within the settlement of South Ockendon where the principle of undertaking residential development is generally acceptable. In this regard, Policy CSSP1 of the existing Core Strategy identifies South Ockendon as an outlying settlement north of the A13 where, in combination with other settlements, approximately 2,100 dwellings will be built. That policy also states that new residential development will be directed towards Previously Developed land in such areas. The part of the site that hosted the Culver Centre represents 'Previously Developed Land'. In this regard it is relevant to note that the NPPF states that planning decisions should promote the effective use of land and "promote and support the development of under-utilised land

and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.”

- 6.4 The Council has a housing supply and delivery deficit and therefore Paragraph 11d) of the NPPF is applicable, indicating that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Accordingly, the proposed development enabling the delivery of 173 dwellings should weigh significantly in favour of the proposal.
- 6.5 Core Strategy Policy CSTP1 seeks development to provide a range of dwelling types and sizes to reflect the need that is identified within the Council's Strategic Housing Market Assessment (SHMA). In this regard, the 2017 Addendum to the SHMA identifies that the greatest housing need will be for 2 and 3 bedroom properties (26% and 48% respectively) with 1 and 4+ bedrooms accounting for the remainder of the need. In this context, whilst there would be no 4 bedroom dwellings, it is considered that the delivery of 173 dwellings with a range of dwellings and flats and an emphasis on 2 and 3 bedrooled units would be suitably reflective of the aims of the SHMA and the abovementioned policy.

Affordable Housing

- 6.6 The proposed development would provide 62 affordable housing units including 43 affordable rented units and 19 shared ownership units. This represents 36% of the dwellings proposed at the site and accords with the affordable housing need that has been identified by the Council's Housing Team. The proposal accords with Policy CSTP2 of the Core Strategy and paragraph 63 of the NPPF which identifies that, where a policy identifies that affordable housing is required, it should be expected that the affordable housing is provided on site. Given the shortfall of affordable housing delivery that is identified by the Council's Housing Team, it is considered that the proposal being policy compliant in this respect can be afforded substantial weight.

Density

- 6.7 Policy CSTP1 requires that, outside of specifically defined areas, a density range of between 30 and 70 dwellings per hectare will generally be sought, subject to design considerations. In this regard, the density of the proposed development would equate to 38 dwellings per hectare if the entirety of the site is considered and 57 dwellings per hectare if the proposed open space is excluded. Accordingly, the proposal would fall comfortably within the range set out by the Core Strategy and would accord with Policy CSTP1 in this respect. In relation to density, it is relevant to note that paragraph 125 of the NPPF states

that “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.” It is considered that this proposal achieves this requirement of the NPPF.

Open Space Provision and the Green Grid

- 6.8 34% (15,322 square metres) of the land at the application site is designated as Existing Open Space within the Core Strategy Policies Map. A further 27% (12,450 square metres) of the site is non-designated open-space.
- 6.9 The proposal would result in the provision of 15,032 square metres of designated open space within the site being retained, equivalent to 98% of the designated existing open space at the site. Accordingly, the effect of the development relative to the existing designated open space would be minimal (290 square metres).
- 6.10 Policy PMD5 of the Core Strategy states that the Council will safeguard all existing open spaces, outdoor sports and recreational facilities, going on to state that development proposals that would cause a partial loss will not be permitted unless conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss. That policy also requires that developments do not harm the character of the Green Grid or the area and requires that proposed developments make adequate provisions to meet the needs of the development. In more general terms, Policy CSTP18 is also applicable and seek to enhance green infrastructure.
- 6.11 Furthermore, paragraph 98 of the NPPF states that access to a network of high quality open spaces is important for the health and well-being of communities and that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Paragraph 99 goes on to state existing open space should not be built on unless:
- “a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

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

- 6.12 The Thurrock Community Needs and Open Space Study 2005 identified that The Culver Field was of low quality and value and the evidence available does not indicate that the condition of the field has changed. Therefore, whilst the field is well located in respect of the surrounding community, it is of limited quality as open space and there would be scope to substantially improve the quality of the open space. However, the Council’s Community Needs and Open Spaces Study identifies that there is a 0.54 hectare deficiency of Amenity Greenspace in the Aveley/Ockendon area and, whilst the applicant has identified the presence of various areas of open space within the vicinity of the site, this does not demonstrate that there is a surplus.
- 6.13 Whereas the existing open space is primarily grassed land with footpaths, the proposal would include several and varied play space areas throughout the development whilst also retaining a large, circular area of open space and walking routes throughout the site. A number of seats are also proposed which are a notable absence from the existing open space. It is also the case that the open space would benefit from far improved natural surveillance in comparison to the existing situation and, whereas the existing open space is only visible from a few properties, the development would result in a substantial number of properties facing the open space. For these reasons, it is considered that the proposal would represent a substantial improvement of the quality of the open space at the site.
- 6.14 As set out above, Policy PMD5 does not wholly prevent the loss of open space, but it requires the provision of open space of equivalent or improved standard that is sufficient to outweigh the loss. In this regard, it is considered that the improvements set out above outweigh the loss of non-designated open space and a marginal reduction of designated open space.
- 6.15 In support of this stance is Policy CSTP20 relates to Open Space and states that the Council will seek to ensure that a diverse range of accessible public space, including natural and equipped play and recreational space, is provided and maintained to meet the needs of the local community. That policy goes on to state that open spaces should be designed and managed having regard to various factors including biodiversity, urban quality, health and well-being, sustainable transport and movement and visual amenity. As set out above and elsewhere in this report, this proposal would represents a substantial improvement in each of these respects.

- 6.16 Conversely, the NPPF has a higher expectation which discourages building upon open space unless there is a proven surplus or replacement provision of better quantity and quality. In this case, it has not been demonstrated that there is a surplus and there is not an increase in quantity. As such, the proposal does not accord with that part of the NPPF. However, paragraph 93 of the NPPF states that decisions should plan positively for the provision and use of shared spaces and community facilities, such as open space and guard against the unnecessary loss of valued facilities. In this regard, it is considered that the uplift of quality would represent positive planning. Moreover, whilst the proposal would cause the loss of some open space, the development would not cause the total loss of open space at the site and, in the context of the abovementioned shortfalls, it is considered that this loss is not 'unnecessary' in the context of that paragraph.
- 6.17 As set out above, there is some divergence between local and national policies. However, as the Council is required to determine the application in accordance with the development plan unless material considerations indicate otherwise and it is reasonable to afford most weight to the compliance with Policy PMD5 rather than the conflict with part of the NPPF. Even if it were deemed that the loss of open space at the site were not compensated for by the improvements of the open space that would be retained, the harm arising in this respect can be found to be limited as the proposal would enable the retention of a substantial and improved area of open space.
- 6.18 Policy CSSP5 relates to the Sustainable Green Grid and identifies that the Council will protect and promote Local Green Spaces and not permit development unless there are very special circumstances, going on to state that these circumstances will include where the development would support the functional value of the space without detracting from the visual quality which the community may value. However, the pre-ambles to Policy CSSP5 indicates that Local Green Spaces are a different designation to open space, with it being suggested that these should be identified and designated through neighbourhood plans. It is therefore clear that this designation is intended to apply to specifically defined areas of open space and not all open space. Therefore, alike the similar reference within the NPPF, it is not considered that the site constitutes Local Green Space in the manner that is intended to be protected by Policy CSSP5. In any case, by improving the functional value of the site, enhancing the visual amenity of the previously developed part of the site and improving the setting of the open space, it is considered that the proposal would enhance visual amenity.
- 6.19 At Appendix 5 of the Core Strategy, standards are prescribed for the provision of various types of open space to serve developments. The applicant's

submissions demonstrate that a combination of the provisions on site and other facilities within the wider area would ensure that the future occupiers of the proposed development would have adequate access to most types of Open Space, including parks and gardens, natural greenspace, amenity greenspace, outdoor sport and children's play space. Although the applicant has not been able to undertake an assessment of allotment availability, it has been highlighted that the number of allotment plots required to serve the development would be limited and that there are three allotment sites within the local area. In this regard it is relevant to note that the proposal would include an overprovision of children's play space relative to the abovementioned standards.

Loss of Educational Land

- 6.20 Policy CSTP12 addresses Education and Learning and sets out the general approach towards meeting the educational needs of Thurrock. The NPPF also seeks to ensure that adequate education facilities are provided and prevent the loss of community facilities, including educational establishments. Policy CSTP10 states that the Council will safeguard existing community facilities and only allow their loss in circumstances where appropriate facilities of equal or better quality will be provided as part of the development.
- 6.21 In this regard, Thurrock Council has undertaken the necessary procedures to accord with Section 77 of the School Standard and Framework Act 1998 to enable the land at the site to be released for an alternative use. Through this process it has been established that the land is not required for educational purposes and it is noted that the former buildings at the site were demolished in 2017 and the site has not been used for educational purposes since.
- 6.22 As will be set out below, a financial contribution towards education facilities will be sought as expected for a development of this scale although this is to mitigate the effect of the proposed development and not compensate for the loss of land that was most recently used for educational purposes.

Other Considerations relevant to the Principle of Development

- 6.23 The NPPF encourages developments to be located where they reduce the need to travel and have access to services. The site is well located with respect to the shops and services of South Ockendon and its transport connections. Accordingly, the proposal accords with the NPPF in these respects and these factors can weigh substantially in favour of the proposal.

- 6.24 The applicant has provided an Economic Development Strategy which indicates that the residents of the site would contribute £1.2 million pounds worth of additional spending within the local economy. It has also been indicated that the proposal would create 105 construction jobs. This should also carry weight in favour of the proposal, albeit noting that the construction related benefits would be temporary.

Conclusion in relation to the Principle of Development

- 6.25 As set out above, the presumption in favour of sustainable development is applicable and, as a result of Paragraph 11d) of the NPPF it is considered that the shortfall of housing means that planning permission should be granted unless the harm from doing so clearly and demonstrably outweighs the benefits. In respect of the principle of development, it is considered that the benefits of providing a housing scheme of 173 dwellings, with policy compliant affordable housing should weigh substantially in favour of the proposal. Whilst the proposal would cause a loss of open space at the site, this would be compensated for by the re-provided area of open space being of substantially greater quality. Consequently, even if any harm deemed to be caused by the loss of open space, this would not clearly and demonstrably outweigh the substantial benefits brought about by the provision of much needed homes and affordable housing.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.26 The size of the application site leads to it being surrounded by a diverse range of built form including two storey dwellings to the east and south, three storey flats also to the south and a school building and 3 storey blocks flats to the north. To the west is Daiglen Drive and to the west of the application site is a vacant site, to the north of which are health service buildings. The wider area continues this diverse mix of built form and, as such, there is not a single approach to the layout or appearance of the built form in the area that should be replicated within the development. For this reason, and as the development is of significant scale, it is considered that it justifiable for the development to have its own character and appearance, that is sympathetic to the scale and form of the surrounding area but not a repetition of the surrounding built form.
- 6.27 Prior to the submission of the application, the applicant liaised with Officers through pre-application advice request and also commissioned a CABI Design Review. The findings of that review were that the plans submitted at that time represented a sum of different parts rather than a cohesive scheme. In addition, disappointment at the loss of open space was balanced with optimism about the increase of quality of the re-provided open space and the potential for that

space to become of substantial value. It was also advised that future submissions should be accompanied with more details relating to how the development would reflect its context and link to the surrounding pedestrian and cycle routes. Following the Design Review, amended plans were prepared which are similar to those that have now been received.

- 6.28 Following the character of the surrounding area, the proposed development would feature built form at a variety of heights, with buildings up to 5 storeys in height containing flats at the west frontage, at the north west corner and to the west of the retained area of open space. The remainder of the built form would be dwellings with accommodation over two and three floors. As a result, whilst not replicating the scale or appearance of the surrounding built form exactly, the development shows suitable regard to the scale of the surrounding built form and, as such, can be deemed to be sympathetic to the locality in a manner that accords with the design requirements of the Council's Design Strategy SPD and local and national planning policies and guidance.
- 6.29 The buildings within the proposed development would feature a combination of flat roofed and pitched roof designs and a suite of materials and architectural features that show a suitable level of consistency and allow for the development to appear as suitably cohesive as a whole. As set out above, the design of the buildings would depart from the appearance of the surrounding built form, but the development is considered to be of sufficient scale to have its own defining appearance and it is also considered that the scale and form of the building is sufficient to harmonise with the surrounding area. Whilst it is noted that the Council's Urban Design Team is not supportive of the architectural approach, in this instance it is considered that the uniformity of the architectural styling would be sufficient to enable the development to appear sufficiently cohesive.
- 6.30 It is also noted that 'exploring less conventional typologies for layout, architectural expression and materials' was recommended by the CABE Design Review. Whilst the Council's Urban Design Team have raised an objection to use of boxed eaves throughout the development, the applicant has identified that this is required to ensure thermal efficiency within the dwellings and is an important component of achieving an energy efficient development. In this instance, whilst the concerns of the Urban Design Team are considered to be reasonable, as the development would be designed to have its own character and appear as a cohesive development through the repetitive use of such architectural features, it is considered that it would be unreasonable to require that feature of the development to be altered.
- 6.31 Most car parking courts would be located sufficiently discreetly at the site to have a minimal impact on the views into the site from the existing public domain.

Furthermore, whilst substantial areas of proposed parking would be provided around the proposed buildings, much of the parking that would serve flats would be positioned relatively discreetly. Whilst there would be areas of parking located between the dwellings and the vehicle and pedestrian routes that would pass through the site, which would cause the parking areas to be of some prominence, this layout enables the built form to be set back from the footpaths and the public open space. As such, this would enable the development to have a lower density character and ensure that the built form does not have an overbearing impact on the public spaces. Moreover, the proposal would include areas of street tree planting which would reduce the extent to which the car parking would impose upon views through the development. For these reasons, whilst the concerns of the Council's Urban Design Team are noted, it is considered that the proposal strikes an acceptable balance between meeting the Council's parking requirements and achieving high quality design.

- 6.32 During the course of the application, minor amendments have been made to the arrangement of the two dwellings at the north east corner of the site. This arrangement is considered to represent a substantial improvement in comparison to the initial proposals as the layout enable the dwellings to face the route that connects to Barle Gardens and create an improved experience for those entering and leaving that part of the site. This arrangement also helps the development integrate with the surrounding area to a greater degree and avoids a single dwelling being detached from the remainder of the development.
- 6.33 The Council's Urban Design Team has raised a concern that the density of development would change substantially at the site and suggested that it might be preferable for development to be provided more consistently across the site. Whilst this suggestion is noted it is considered that there is benefit to providing the higher density parts of the development in closer proximity to Daiglen Drive which is a hub of activity and a lower density of development towards Barle Gardens where the character of the area is of lower density development. Therefore, whilst the suggestion is recognised, in this case it is considered that the spread of density enables the development to sit appropriately within its context.
- 6.34 The submitted boundary treatments plan shows that a variety of means of enclosure would be provided to separate the private and public spaces within the development. This incorporates a mix of timber fencing to the rear of many dwellings, railings to the front of most dwelling, and smaller elements of walls along with the retention of the existing palisade fence adjacent to the school. Whilst the layout of the boundary treatments is considered acceptable, the Urban Design Team's comments in respect of the quality of the boundary

treatments is considered to be well founded and, in this regard, it is considered that there are substantial areas of timber fencing proposed to front the public domain which might not be acceptable or be indicative of a high quality development. Accordingly, it is considered that a scheme of boundary treatments at the site should be secured by condition, either to achieve the replacement of the public facing fences with an alternative treatment or to ensure that the boundary treatments currently shown would be of sufficiently high quality.

- 6.35 For these reasons set out above and noting that large areas of open space will be provided within the development as will be discussed below, it is considered that the proposal would have a character and appearance that would contribute positively to the locality. The proposal would, therefore, accord with Policies CSTP22, CSTP23 and PMD2 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015, the abovementioned Design Strategy SPD and the NPPF.

III. LANDSCAPING AND BIODIVERSITY

Biodiversity

- 6.36 Policy PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF both requires that developments secure a net gain in terms of biodiversity and ensure that suitable regard is has to the presence of protected species and habitats.
- 6.37 The applicant has submitted a Preliminary Ecological Survey which identifies various measures of protection that should be employed during the construction process and also identifies that the site is a suitable habitat for reptiles. Subsequent survey work has led to the preparation of a Reptile Mitigation Strategy that has been submitted with the application and compliance with the recommendations of that document can be secured by condition. This addresses the requirements of the Natural England Standing Advice related to protected species and has been found acceptable by the Council's Landscape and Ecology Advisor.
- 6.38 In terms of net gain, the applicant has provided a Biodiversity Enhancement Strategy which identifies that the planting of replacement trees and the provision of other mitigation and enhancement features will achieve a net gain in terms of biodiversity. In this regard it is noted that the proposal would include areas of wildflowers, log piles, hedgehog passes, hibernacula, bat boxes, bird boxes and insect boxes which will be located throughout the site and should have the effect of improving the site for a variety of species. The Council's

Landscape and Ecology Advisor has agreed that the proposal would be able to achieve a net gain in terms of biodiversity.

- 6.39 The applicant has submitted an Arboricultural Impact Assessment which identifies that the site hosts 48 trees, groups of trees or hedges and the proposed development would involve the removal of 34 of those trees, groups of trees or hedges. Of those, 1 hedge (which would be partially removed) 1 group of trees and individual 3 trees are considered to fall within Tree Quality Assessment (TQA) Category B and are therefore of moderate quality. Five of the trees are categorised as being unsuitable for retention and the other trees, groups and hedge fall within TQA Category C (low quality). Five further trees that are intended to be retained are also deemed to be at risk of being damaged during the construction process.
- 6.40 The Council's Landscape and Ecology Advisor has identified that the removal of those trees and their replacement with trees that would have the opportunity to be of substantially greater value in the long term is considered to be acceptable and represents a minor benefit of the proposal.
- 6.41 For these reasons, the proposal would accord with Policies CSTP19 and PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

Landscaping

- 6.42 As set out above, the proposal would represent an overall reduction of the amount of open space at the site, but this would be compensated for by the proposed open space being of substantially higher quality which is anticipated to be of greater value to the local community. This uplift of quality is dependent on the proposal incorporating substantial areas of soft landscaping within the development that would be spread across the site. As set out above, there would be 166 trees planted at the site and areas of planting around the circular footpath. Moreover, street trees would be provided to break up the parking areas which are required to be provided and the public and private areas around the residential buildings would combine a suitable mixture of car parking, other hard surfacing, garden space and planted areas. Consequently, it is considered that the proposal would incorporate adequate soft landscaping to accord with the aims of Policy PMD2.

IV. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.43 The application site is well located with respect to the shops and services of South Ockendon. The site is considered to be a sustainable location for a

development of this scale in terms of access to public transport and the facilities needed for day-to-day living. It is considered that this also weighs in favour of the principle of the development to a moderate degree.

- 6.44 The proposed development would primarily be served by an access at the Daiglen Drive frontage of the site. However, a vehicle access would be provided at the Barle Gardens frontage of the site to serve a single dwelling and the pedestrian and cycle route at that frontage would also serve as an emergency access. Pedestrian access is also available from two points at Danbury Crescent as is the existing situation. Although a pedestrian route at the north part of the site would be lost as part of the development, this would be replaced by the main pedestrian route through the site which, although not as direct for people approaching from or heading towards the more northern part of Daiglen Drive, would be of substantially improved quality in terms of visual amenity and overall character, would benefit from enhanced surveillance and would be better located for any people approaching from or heading towards the more southern part of Daiglen Drive. As such, it is considered that the loss of the existing pedestrian route would be compensated for by the development.
- 6.45 The Highways Team have advised that they are satisfied that it will be possible to provide a safe and adequate access in the position shown. It is, however, considered necessary to require this to be demonstrated through the submission and agreement of a Road Safety Audit prior to the commencement of the development. In this instance, it is considered that it is reasonable to secure this through the imposition of a condition given the probability that providing an access will be able to be undertaken acceptably. In this regard, whilst it is noted that there would be traffic generated from this site in a wholly different manner to its previous use, it is relevant to note that there is an existing access at the site in the same location.
- 6.46 The Highways Team have identified that securing an acceptable access will be dependent on achieving clear visibility splays of 2.4 metres by 43 metres. Within the section of the highway that is adjacent to the proposed site entrance are two parking bays, the use of which might obstruct visibility. As such, achieving an acceptable access is likely to be dependent on the removal of those parking bays. Given the prevalence of public parking within the vicinity of the site, it is not considered that the loss of these bays would detract from the availability of parking or the safe use of the surrounding highways in a manner that would justify the refusal of the application. The removal of the bays has not been shown on the submitted plans but as those bays are within the highway and those works would be able to be secured by a suitably worded

condition, it is considered that it is reasonable to impose such a condition in this case.

- 6.47 In relation to the vehicle movements generated as a result of the proposed development, the applicant's submissions find that the development would be likely to cause 84 vehicle movements per hour at the peak times. This is not considered to be a level of vehicle movements that would be unexpected in a residential setting and has been found acceptable by the Highways Team. The submissions also include an assessment of the effect of the development on surrounding junctions and the highway network within the wider vicinity of the site. In this regard it is a concern that, after the proposed development, the Ford Place junction (where the B1335 Stifford Road and B186 South Road meet) would be operating in excess of its practical capacity. Consequently, the Council's Highways officers have requested that the effect of the development is mitigated. Upon further discussion, it has been suggested that the best mechanism to achieve this would be through a financial contribution of £78,000 being made to partially fund the necessary works. Subject to these provisions being secured, it is considered that the effect of the development on the local highway network can be found acceptable.
- 6.48 In terms of parking provision, the proposed development would deliver parking at a rate of 2 spaces per dwelling and 1 space per flat. Visitor's car and cycle parking spaces, disabled car parking spaces and residents cycle parking is also proposed at an acceptable rate. The Highways Team have identified that the site is located in an area of medium accessibility and, as such, the parking provisions can be found acceptable. It is considered appropriate to impose conditions to require the car and cycle parking to be provided. A condition can also reasonably be imposed to require the delivery of electric vehicle charging points in accordance with the NPPF.
- 6.49 The submitted plans also show that the site would be accessible by refuse collection vehicles and emergency service vehicles and adequate provision has been shown for the storage and collection of waste. From this basis, subject to the imposition of conditions relating to the provision and treatment of the roads within the development, it is considered that the proposal would be acceptable in these respects. In this regard, providing access to the parking of a single dwelling at the Barle Garden frontage would not be out-of-keeping with the nature of that road and it is noted that conditions can be imposed to ensure that the access does not detract from highway safety.
- 6.50 For these reasons, it is considered that the highways, access and parking arrangements in respect of the proposed development are acceptable and,

therefore, the proposal accords with Policies CSTP15, PMD8, PMD9 and PMD10 of Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

V. FLOOD RISK AND DRAINAGE

- 6.51 The application site is located within Flood Zone 1 and, as such, is not required to pass the sequential or exception tests. However, due to the scale of the development, the applicant has been required to provide a Flood Risk Assessment. This demonstrates that, whilst there would be a net increase of built form and covered ground at the application site, adequate features would be able to be built into the development to ensure that there would be no increase of flood risk.
- 6.52 The Council's Flood Risk Manager has advised that the overall drainage strategy can be found acceptable. However, it is advised that the amount of water flowing from the site will need to be reduced to ensure that capacity within the Anglian Water systems are not compromised during a flood event. It has been advised that this could be facilitated through the use of a comprehensive rainwater harvesting scheme that should aim to reduce the flow by 4 litres per second. No objection has been raised to the proposal by the Environment Agency. For these reasons and subject to the imposition of a condition, it is considered that the proposal can be found acceptable in relation to drainage and flood risk and is therefore in accordance with Policies CSTP27 and PMD15 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

VI. EFFECT ON NEIGHBOURING PROPERTIES

- 6.53 The neighbouring buildings within Sancta Maria Mews are orientated away from the site, thereby leading to just the side elevations of those buildings facing the application site. Although the adjacent buildings have windows in the side elevation, due to the positioning and the arrangement of the buildings at the North West corner of the site, the development would not cause an unacceptable loss of daylight or sunlight within those buildings or their garden areas. The applicant's Daylight and Sunlight Report reaches a similar conclusion in that respect. Although windows within the proposed flat building would have a view towards the Sancta Maria Mews, the separation distance between the buildings would prevent unacceptable overlooking occurring. Furthermore, whilst a parking court would be in close proximity to the front and side elevations of the adjacent buildings, that parking court would provide parking for 22 cars and, as such, the level of activity would not cause noise or disturbance to an extent that is considered to be unacceptable.

- 6.54 In relation to the dwellings of 1 to 37 Danbury Crescent, the parking court at the rear of the flats fronting Daiglen Drive would be adjacent to the side elevation of 1 Danbury Crescent and the proposed dwellings at the south edge of the site would back onto the boundary that is shared with the rear gardens of the dwellings of 7 to 37 Danbury Crescent. The proposed dwellings would be to the north of the Danbury Crescent dwellings and a sufficient distance to the rear to prevent an unacceptable loss of daylight or sunlight to occur. Whilst visible, the dwellings would also not cause a loss of outlook that would justify the refusal of the application. The separation distance between the proposed dwellings and the boundary would be 7.8 metres and the closest part of the existing neighbouring dwellings which appears to have been the subject of a rear extension) would be 18.2 metres from the closest dwelling. As such, there would be some inter-visibility between properties. However, due to the separation distance between the properties, the proposal would not cause a loss of privacy to an extent that would justify the refusal of the application. The proposed parking court would be able to host 21 cars and therefore, whilst the use of the parking is likely to be audible within the neighbouring dwelling referred to above, the effect would not be unacceptable to an extent that would justify the refusal of the application.
- 6.55 The dwellings at plots 52 to 55 and 60 to 62 would have their rear gardens abutting the boundaries that are shared with 19 and 21 Barle Gardens. Although the proposed dwellings would be to the south and west of the neighbouring dwellings and their gardens, the separation distance of at least 22 metres between the proposed buildings and the neighbouring dwellings and the 11 metres between the proposed dwellings and the shared boundaries ensures that the proposal would not cause an unacceptable loss of daylight or sunlight within the existing dwellings. Again, the applicant's Daylight and Sunlight Report supports these findings. As with the properties of Danbury Crescent, whilst the proposed dwellings would be visible from the existing dwellings, the effect on outlook and privacy would not be at a level that would justify the refusal of the application. The relationship between the properties of 78 to 98 Broxburn Drive and the dwellings proposed on plots 63 to 70 is also acceptable for the same reasons, particularly given that the gardens of the neighbouring dwellings are deeper and the proposed dwellings would be to the west.
- 6.56 The dwelling of 213 Danbury Crescent would sit adjacent to the dwelling on plot 70, with a separation distance of 4.6 metres between those dwellings. As both dwellings would be orientated in the same direction, the proposal would not have an unacceptable effect on the living conditions of the occupiers of that

dwelling. Furthermore, as the dwellings on plots 71 to 76 would be positioned a minimum of 17 metres from the dwellings at 201 to 211 Danbury Crescent, the proposal would also be acceptable in terms of its effect on the living conditions of neighbouring residents. In this regard it is noted that the proposed dwellings would be visible from those properties and there would be some increased overlooking of the garden areas. However, this would not be to a level that would be unacceptable or should justify the refusal of the application.

- 6.57 For these reasons, the proposal would accord with Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015. The proposal would also accord with paragraph 130 of the NPPF which states that development should ensure that development provides a high standard of amenity for future and existing occupiers.

VII. LIVING CONDITIONS OF FUTURE RESIDENTS

Light and Outlook

- 6.58 The applicant's Daylight and Sunlight Report (Within Development) identifies that, having regard to the standards contained within the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition" and applying a high standard to all rooms, all but 29 of the 619 tested rooms would receive sufficient daylight. Of the 29 rooms that would not, 21 would be kitchen/living/dining rooms and the study identifies that these rooms would accord with the slightly lower standard which is more applicable to such rooms. Moreover, the 8 bedrooms that would be effected would exceed the standard which is deemed to be appropriate for bedrooms. In terms of direct sunlight, the Daylight and Sunlight Report identifies that 20% of the proposed apartments would only have north facing living rooms and, whilst it is preferable for this figure to be kept as low as possible, the practicalities of developments containing flats mean that some flexibility is required. In this respect, having regard to the assessment provided by the applicant, it is considered that the living space within the proposed flats and houses would receive daylight and sunlight at a level that is acceptable. Moreover, all but 6 gardens would receive at least 2 hours of direct sunlight when the weather allows. Therefore the living conditions of future occupiers would not be undermined to an extent that would justify the refusal of the application.

Privacy and Overlooking

- 6.59 The majority of the houses would be arranged around the perimeter of the site and be laid out in such a way that the habitable rooms and gardens would

provide occupiers with a privacy at a level that would be expected in the context of an urban area. In this regard, the conclusion reached above in respect of the privacy of the occupiers of the dwellings neighbouring the site is applicable in reverse in this case.

- 6.60 Within the development, the relationship between the proposed flats and some of the dwellings that are arranged within the centre part of the site would result in the occupiers of some of the flats having views towards the rear elevations and the garden areas of some of the dwellings. However, due to the angle of the outlook from the windows that are at a higher level and the separation distance between all flats and dwellings, it is considered that the occupiers of the proposed houses and flats would not be overlooked to an extent that would provide unacceptable living conditions.

Amenity Space

- 6.61 The proposed dwellings would be provided with amenity space of sizes ranging between 27 square metres and 226 square metres and, in most cases, the size of the gardens would be proportionate to the accommodation provided within the dwellings (i.e. reflecting bedroom numbers and the likely level of occupation). All of the proposed upper floor flats would be served by balconies that would measure between 5 and 10.3 square metres in area. Furthermore, the ground floor flats would be served with private amenity areas with an average size of 36 square metres per flat. As such, the majority of the proposed properties would have access to private amenity space. Whilst some of the gardens would be of limited size, their shape and positioning relative to the dwellings ensures that all gardens would be usable and it is considered that gardens of such size, which future occupiers would be aware of in advance, can be found acceptable in a well-located site such as this that has a large area of open space included within the development.

Noise

- 6.62 The applicant has submitted an Environmental Noise Study which identifies three zones within the site and identifies glazing specifications that are necessary to ensure that future occupiers of the proposed properties are not subjected to undue noise, with the main noise source being the surrounding highways. The Council's Environmental Health Officer agrees with the findings of that report and therefore, subject to the imposition of a condition in this regard, it is considered that the occupiers of the proposed dwellings would not be subjected to undue noise from surrounding noise sources.

Overheating

- 6.63 The applicant's Summer Overheating Assessment identifies that, subject to the inclusion of appropriate measures within the development, the proposal would not cause any of the units to experience overheating, even allowing for the restrictions on the opening of windows caused by the mitigation that is required to address the issue of noise that are set out above.

VIII. LAND CONTAMINATION AND GROUND WORKS

- 6.64 As set out above, part of the site was formerly hosted a Pupil Referral Unit and the remainder features playing fields. In terms of potential contamination, a Preliminary Risk Assessment and a Phase 2 Site Investigation has been submitted, the latter of which concludes that a moderate risk exists for future occupiers of the site due to the presence of made ground, lead and asbestos and the potential for there to be unforeseen contamination. Accordingly it is recommended that further investigative works are undertaken and a remediation strategy is prepared. It is also advised that construction methods are tailored to suit the potential presence of made ground.
- 6.65 The Council's Environmental Health Officer agrees with these findings and therefore, subject to the imposition of suitable conditions, the development would be able to proceed in a manner that accords with national and local planning policies in this respect.

IX. ENERGY AND SUSTAINABLE BUILDINGS

- 6.66 The applicant has provided an Energy Strategy Report which identifies that all houses will be served by an air source heat pump that would be installed within the gardens and all dwellings and flats would be served by solar PV panels. This demonstrated that the proposal would bring about sufficient energy usage and emission reductions to accord with Policies CSDTP26, CSTP26 and PMD13 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF. Given the absence of details on the submitted plans that reflect the Energy Strategy Report, it is considered necessary to impose a condition to ensure that these features are provided in accordance with plans that should be submitted and approved prior to the occupation of any of the residential units. The applicant's Environmental Noise Impact Assessment Study identifies that the proposed installations would not cause undue noise to neighbouring residents.

X. PLANNING OBLIGATIONS

6.67 The applicant has accepted that the following obligations would be meet the tests set out at Section 122 of The Community Infrastructure Regulations 2010:

- The provision of 35% of the proposed dwellings as affordable housing in order to accord with the requirements of Policy CSTP2 of the Core Strategy.
- A contribution of £ of £867,178.24 towards primary and secondary education. This reflects the contribution that was requested by the Council's Education Team as set out above and is considered to be necessary to mitigate the effect of the development on education services arising from the additional population within the school catchment areas of Thurrock in accordance with the requirements of Policy CSTP12 of the Core Strategy.
- A contribution of £69,000 towards health services. This reflects the contribution that was requested by the NHS as set out above and is considered to be necessary to mitigate the effect of the development on healthcare services in accordance with the requirements of Policy CSTP11 of the Core Strategy.
- A contribution of £78,000 towards highway works consisting of junction improvements at the Ford Place junction in South Ockendon. This reflects the contribution that was requested by the Council's Highway team as set out above.

6.68 Planning Practice Guidance and the abovementioned Regulations combine to set out that planning obligations cannot represent a reason for granting planning permission unless they meet the tests of being necessary to make the development acceptable in planning terms, directly related to the development, and fairly reasonably related in scale and kind to the development. For the reasons set out above and elsewhere within this report, it is considered that each of the planning obligations set out above meet these tests and can therefore be given weight and deemed to be a reason to find the development acceptable.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

7.1 As set out above, the presumption in favour of sustainable development is applicable and the application of the NPPF, particularly Paragraph 11d), requires that residential development is supported unless the harm caused clearly and demonstrably outweighs the benefits. In this case, whilst the proposal would cause a reduction of open space at the site, this would be compensated for by a substantial improvement of the quality of the open space at the site. Even if any harm was found in this regard, this would not clearly

and demonstrably outweigh the substantial benefits that would arise from the provision of 173 much needed dwellings with a policy compliant provision of affordable housing. The proposal is considered to be acceptable in all other respects and, as such, it is recommended that planning permission be granted.

8.0 RECOMMENDATION

8.1 Approve, subject to the following:

- i) The completion and signing of planning obligations relating to the following heads of terms:
 - Affordable Housing at a rate of 35% of total units with the tenure split as set out above.
 - A contribution of £ of £867,178.24 towards primary and secondary education.
 - A contribution of £69,000 towards health services.
 - A contribution of £78,000 towards highway works consisting of junction improvements at Ford Place, South Ockendon.

- ii) And the following planning conditions:

Standard Time Limit

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

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

Approved Plans

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

Plan Number(s):		
Reference	Name	Received
13056-DB3-B01-00-DR-A-20-001A	Location Plan	20 th August 2021
13056-DB3-B01-00-DR-A-20-010A	Existing Site Plan	20 th August 2021

13056-DB3-B01-00-DR-A-20-050 Rev G	Proposed Culver Centre Site Plan	20 th August 2021
13056-DB3-B01-00-DR-A-20-060 Rev F	Proposed Site Plan with Levels	20 th August 2021
13056-DB3-B01-00-DR-A-20-070 Rev E	Proposed Boundary Treatments	20 th August 2021
13056-DB3-B01-00-DR-A-20-071 Rev A	Proposed Site Car Parking Plan	3rd August 2021
13056-DB3-B01-XX-DR-A-90-003 Rev D	Proposed Site Sections Sheet 01	9 th June 2021
13056-DB3-B01-XX-DR-A-90-004 Rev D	Proposed Site Sections Sheet 02	9 th June 2021
13056-DB3-B01-XX-DR-A-90-005 Rev D	Proposed Site Sections Sheet 03	9 th June 2021
13056-DB3-B02-00-DR-A-20-105 Rev F	Affordable Rent B02 Proposed Ground Floor Plan	9 th February 2021
13056-DB3-B02-01-DR-A-20-106 Rev D	Affordable Rent B02 Proposed First Floor Plan	21st December 2020
13056-DB3-B02-02-DR-A-20-107 Rev D	Affordable Rent B02 Proposed Second Floor Plan	21st December 2020
13056-DB3-B02-03-DR-A-20-108 Rev D	Affordable Rent B02 Proposed Third Floor Plan	21st December 2020
13056-DB3-B02-04-DR-A-20-109 Rev D	Affordable Rent B02 Proposed Fourth Floor Plan	21st December 2020
13056-DB3-B02-05-DR-A-20-110 Rev D	Affordable Rent B02 Proposed Roof Plan	21st December 2020
13056-DB3-B02-XX-DR-A-20115 Rev D	Affordable Rent B02 Proposed Elevations Sheet 01	9 th February 2021
13056-DB3-B02-XX-DR-A-20-116 Rev D	Affordable Rent B02 Proposed Elevations Sheet 02	9 th February 2021
13056-DB3-B02-XX-DR-A-20-117 Rev C	Affordable Rent B02 Proposed Sections Sheet 01	9 th February 2021
13056-DB3-B02-XX-DR-A-20-118 Rev B	Affordable Rent B02 Proposed Sections Sheet 02	21st December 2020

13056-DB3-B03-00-DR-A-20-125 Rev G	Affordable Shared Ownership B03 Proposed Ground Floor Plan	9 th February 2021
13056-DB3-B03-01-DR-A-20-126 Rev E	Affordable Shared Ownership B03 Proposed First & Second Floor Plan	21st December 2020
13056-DB3-B03-03-DR-A-20-127 Rev E	Affordable Shared Ownership B03 Proposed Third Floor & Roof Plan	21st December 2020
13056-DB3-B03-XX-DR-A-20-130 Rev D	Affordable Shared Ownership B03 Proposed Elevations Sheet 01	9 th February 2021
13056-DB3-B03-XX-DR-A-20131 Rev D	Affordable Shared Ownership B03 Proposed Elevations Sheet 02	9 th February 2021
13056-DB3-B03-XX-DR-A-20-132 Rev B	Affordable Shared Ownership B03 Proposed Sections	21st December 2020
13056-DB3-B04-00-DR-A-20155 Rev G	Private Flats B04 Proposed Ground Floor Plan	9 th June 2021
13056-DB3-B04-01-DR-A-20156 Rev F	Private Flats B04 Proposed First Floor Plan	9 th June 2021
13056-DB3-B04-02-DR-A-20-157 Rev F	Private Flats B04 Proposed Second Floor Plan	9 th June 2021
13056-DB3-B04-03-DR-A-20-158 Rev F	Private Flats B04 Proposed Third Floor Plan	9 th June 2021
13056-DB3-B04-04-DR-A-20-159 Rev F	Private Flats B04 Proposed Roof Plan	9 th June 2021
13056-DB3-B04-XX-DR-A-20-166 Rev G	Private Flats B04 Proposed Elevations Sheet 02	9 th June 2021
13056-DB3-B04-XX-DR-A-20-167 Rev G	Private Flats B04 Proposed Elevations Sheet 02	9 th June 2021
13056-DB3-B04-XX-DR-A-20-170 Rev C	Private Flats B04 Proposed Sections Sheet 01	9 th June 2021
13056-DB3-B04-XX-DR-A-20-171 Rev D	Private Flats B04 Proposed Sections Sheet 02	9 th June 2021
13056-DB3-B05-00-DR-A-20-210 Rev H	House Type B05 Proposed Plans	21st December 2020

13056-DB3-B05-XX-DR-A-20-211 Rev B	House Type B05 Proposed Elevations	21st December 2020
13056-DB3-B05-XX-DR-A-20-212 Rev C	House Type B05 Proposed Sections	21st December 2020
13056-DB3-B06-XX-DR-A-20-221 Rev B	House Type B06 Proposed Elevations	21st December 2020
13056-DB3-B06-00-DR-A-20-220 Rev F	House Type B06 Proposed Plans	21st December 2020
13056-DB3-B06-XX-DR-A-20-222 Rev B	House Type B06 Proposed Sections	21st December 2020
13056-DB3-B07-00-DR-A-20-230 Rev F	House Type B07 Proposed Plans	21st December 2020
13056-DB3-B07-XX-DR-A-20-231 Rev B	House Type B07 Proposed Elevations	21st December 2020
13056-DB3-B07-XX-DR-A-20-232 Rev B	House Type B07 Proposed Sections	21st December 2020
13056-DB3-B08- 00-DR-A-20-240 Rev J	House Type B08 Proposed Plans	21st December 2020
13056-DB3-B08-XX-DR-A-20-241 Rev B	House Type B08 Proposed Elevations	21st December 2020
13056-DB3-B08-XX-DR-A-20-242 Rev C	House Type B08 Proposed Sections	21st December 2020
13056-DB3-B08-XX-DR-A-20-245 Rev A	House Type B08 AC Proposed Elevations	21st December 2020
13056-DB3-B09-00-DR-A-20-250 Rev F	House Type B09 Proposed Plans	21st December 2020
13056-DB3-B09-XX-DR-A-20-251 Rev B	House Type B09 Proposed Elevations	21st December 2020
13056-DB3-B09-XX-DR-A-20-252 Rev B	House Type B09 Proposed Sections	21st December 2020
13056-DB3-B11-00-DR-A-20-270 Rev G	House Type B11 Proposed Plans	9 th June 2021
13056-DB3-B11-XX-DR-A-20-271 Rev B	House Type B11 Proposed Elevations	21st December 2020
13056-DB3-B11-XX-DR-A-20-272 Rev B	House Type B12 Proposed Sections	21st December 2020
13056-DB3-B12-00-DR-A-20-280 Rev F	House Type B12 Proposed Plans	21st December 2020

13056-DB3-B12-XX-DR-A-20-281 Rev B	House Type B12 Proposed Elevations	21st December 2020
13056-DB3-B12-XX-DR-A-20-282 Rev B	House Type B13 Proposed Sections	21st December 2020
13056-DB3-B13-00-DR-A-20-290 Rev F	House Type B13 Proposed Plans	21st December 2020
13056-DB3-B13-XX-DR-A-20-291 Rev B	House Type B13 Proposed Elevations	21st December 2020
13056-DB3-B13-XX-DR-A-20-292 Rev B	House Type B13 Proposed Sections	21st December 2020
13056-DB3-B13-XX-DR-A-20-293	House Type B13A Proposed Plans	9 th June 2021
13056-DB3-B13-XX-DR-A-20-294	House Type B13A Proposed Elevations	9 th June 2021
13056-DB3-B13-XX-DR-A-20-295	House Type B13A Proposed Sections	9 th June 2021
13056-DB3-B13-XX-DR-A-20-296	House Type B13B Proposed Plans	9 th June 2021
13056-DB3-B13-XX-DR-A-20-297	House Type B13B Proposed Elevations	9 th June 2021
13056-DB3-B13-XX-DR-A-20-298	House Type B13B Proposed Sections	9 th June 2021
13056-DB3-B14-00-DR-A-20-300 Rev F	House Type B14 Proposed Plans	21st December 2020
13056-DB3-B14-XX-DR-A-20-301 Rev B	House Type B14 Proposed Elevations	21st December 2020
13056-DB3-B14-XX-DR-A-20-302 Rev B	House Type B14 Proposed Sections	21st December 2020
13056-DB3-B15-00-DR-A-20-310 Rev E	House Type B15 Proposed Plans	21st December 2020
13056-DB3-B15-XX-DR-A-20-311 Rev B	House Type B15 Proposed Elevations	21st December 2020
13056-DB3-B15-XX-DR-A-20-312 Rev B	House Type B15 Proposed Sections	21st December 2020
13056-DB3-B16-00-DR-A-20-320 Rev D	House Type B16 Proposed Plans	21st December 2020
13056-DB3-B16-XX-DR-A-20-321 Rev B	House Type B16 Proposed Elevations	21st December 2020

13056-DB3-B16-XX-DR-A-20-322 Rev B	House Type B16 Proposed Sections	21st December 2020
13056-DB3-B18-00-DR-A-20-340 Rev G	House Type B18 Proposed Plans	21st December 2020
13056-DB3-B18-XX-DR-A-20-341 Rev B	House Type B18 Proposed Elevations	21st December 2020
13056-DB3-B18-XX-DR-A-20-342 Rev B	House Type B18 Proposed Sections	21st December 2020
13056-DB3-B19-00-DR-A-20-350 Rev D	House Type B19 Proposed Plans	21st December 2020
13056-DB3-B19-XX-DR-A-20-351 Rev B	House Type B19 Proposed Elevations	21st December 2020
13056-DB3-B19-XX-DR-A-20352B	House Type B19 Proposed Sections	21st December 2020
13056-DB3-B20-00-DR-A-20-360 Rev D	House Type B20 Proposed Plans	21st December 2020
13056-DB3-B20-XX-DR-A-20-361 Rev B	House Type B20 Proposed Elevations	21st December 2020
13056-DB3-B20-XX-DR-A-20-362 Rev B	House Type B20 Proposed Sections	21st December 2020
13056-DB3-B22-00-DR-A-20-380 Rev D	House Type B22 Proposed Plans	21st December 2020
13056-DB3-B22-XX-DR-A-20-381 Rev B	House Type B22 Proposed Elevations	21st December 2020
13056-DB3-B22-XX-DR-A-20-382 Rev B	House Type B22 Proposed Sections	21st December 2020

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONTAMINATION

- 3 Prior to the commencement of any development at the site other than works necessary to comply with this condition, the further investigative works set out within the Conclusion and Recommendations section of the Phase 2 Geo-environmental and Geotechnical Site Investigation report that was submitted with the application hereby approved (prepared by RSK Environment Ltd, Project No.: 52014 R02, January 2021) shall be undertaken and a report of the

findings and a remediation strategy (including a schedule and timetable of the remediation works to be undertaken) shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, all remediation works shall be undertaken in accordance with the remediation strategy and the associated timetable.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

UNFORESEEN CONTAMINATION

- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which shall be subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

- 5 No construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:
- (a) Hours of use for the construction of the development
 - (b) Hours and duration of any piling operations,
 - (c) Vehicle haul routing in connection with construction, remediation and engineering operations,
 - (d) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,

- (e) Details of construction any access or temporary access, and details of temporary parking requirements;
- (f) 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
- (g) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
- (h) Details of any temporary hardstandings;
- (i) Details of temporary hoarding;
- (j) Details of the method for the control of noise with reference to BS5228 together with a monitoring regime;
- (k) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime ;
- (l) Measures to reduce dust with air quality mitigation and monitoring,
- (m) Measures for water management including waste water and surface water discharge;
- (n) A Site Waste Management Plan,
- (o) Details of security lighting layout and design; and
- (p) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints.

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

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015]. Due to the nature of the matter which is to be addressed it is considered essential that this condition is addressed prior to commencement as any alternative timetable would not be effective.

MATERIALS

- 6 No development shall be undertaken above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

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

LANDSCAPING AND MEANS OF ENCLOSURE

7. Prior to the occupation of any of the dwellings hereby approved, details of all hard and soft landscape works to be undertaken on the site and all means of

enclosure to be erected at the site shall have been submitted to and approved in writing by the local planning authority. These details shall include:

- 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 an aftercare and maintenance programme
- 4) Details of all hard surfacing materials to be laid out within the development.
- 5) Details of the design and layout of all means of enclosure proposed to be erected at the site.
- 6) A timetable for undertaking all hard and soft landscaping works and the erection of all means of enclosure.

Subsequently, all the approved hard and soft landscaping works and the means of enclosure shall be undertaken, provided, erected or installed in full accordance with the approved details and the approved timetable. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

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

PRIVACY SCREENS

8. All privacy screens shown on the plans hereby approved shall be installed prior to the first occupation of the flat that would be served by the associated balcony, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the privacy of future occupiers in accordance with Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015.

PLAY EQUIPMENT PROVISION

9. Prior to the occupation of any of the dwellings hereby approved, details of all play equipment and provisions for informal play and a timetable for their

provision at the site shall be submitted to and approved in writing by the Local Planning Authority. Subsequently all approved play equipment and provisions for informal play shall be provided in accordance with the approved timetable and retained thereafter.

Reason: To ensure the adequate provision of play space and the enhancement of the existing area of open space at the site in accordance with Policies CSTP20 and PMD5 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015.

TREE PROTECTION

10. Prior to the commencement of the development hereby approved an Arboricultural Method Statement and Tree Protection Plan detailing the means of protecting the trees that are to be retained shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in full accordance with the Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect the trees that are to be retained at the site throughout the proposed development and ensure that the necessary protection is in place prior to the commencement of works as any later timescale would not be likely to afford the trees the required protection, in the interests of protecting the natural environment and visual amenity of the area, in accordance with Policies CSTP19 CSTP22 and PMD2 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

BIODIVERSITY NET GAIN

11. All measures of biodiversity enhancement shown on plan C152844-02-01 that is included at Section 6 of the Biodiversity Enhancement Plan shall be provided within three months after the first occupation of the dwellings hereby approved unless an alternative timetable for the provision of those measures has first been submitted to and approved in writing by the Local Planning Authority. In such circumstances, the measures shall be provided in accordance with the alternative timetable.

Reason: To secure a net gain in terms of biodiversity and habitats in accordance with Policies CSTP19 and PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

ECOLOGY, PROTECTED SPECIES AND REPTILE MITIGATION STRATEGY

12. The proposed development shall only be undertaken in full accordance with the recommendations set out at Sections 7.2 and 7.3 of the Preliminary Ecological Appraisal (Report No TR-MME-152427 Revision A, Dated June 2020) and the Reptile Mitigation Strategy (Report No RT-MME-153421 Revision A, Dated January 2021) that has accompanied the application hereby approved.

Reason: To ensure the suitable protection of protected species in accordance with Policies CSTP19 and PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

ENERGY USAGE AND EMISSION REDUCTION

13. Prior to the first occupation of any of the dwellings or flats hereby approved, details shall be provided of the positioning and the design of all solar PV panels and air source heat pumps that are to be installed at the site. The solar PV panels and/or air source heat pumps shall be provided in accordance with the Energy Strategy Report Revision 3 that accompanied the application hereby approved. No dwellings or flats hereby approved shall be occupied until the installations intended to serve that dwelling/flat have been installed and made operational in accordance with the approved details. Subsequently, the abovementioned installations shall be retained at all times.

Reason: To ensure that the energy usage and emission reductions proposed as part of the development are implemented and to ensure that the proposal accords with the aims of Policies CSDTP26, CSTP26 and PMD13 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

NOISE MITIGATION

14. All glazing within the development hereby approved shall be installed in accordance with the glazing specifications set out at Section 11.0 of the Environmental Noise Assessment Study submitted with the application hereby approved. Where a property straddles the boundary of the zones set out within that section of the Noise Assessment Study, the glazing shall accord to the standard applicable to the zone labelled with the lower letter. All glazing

installed within a dwelling shall be installed to meet the appropriate specification prior to the first occupation of that dwelling.

Reason: To ensure that future residents are not subjected to undue noise in accordance with Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

AVOIDANCE OF OVERHEATING

15. Prior to the first occupation of each of the flats in Blocks B02 and B03, the measures set out within the Summer Overheating Assessment Revision 2 (K190187, December 2020) that is required for that flat shall be installed.

Reason: To avoid overheating of the flats and ensure that suitable living conditions are provided for future occupiers in accordance with the NPPF.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS – EXTENSIONS, ALTERATIONS AND OUTBUILDINGS

16. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2, Part 1 Class A of the Town & Country Planning [General Permitted Development] Order 2015 (as amended) [or any order revoking and re-enacting that Order with or without modification] no extensions, alterations, porches or outbuildings shall be erected to the buildings hereby permitted or within their plots without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the site and the surrounding area in accordance with policies PMD1 and PMD2 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS – OPEN PLAN FRONTAGES.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no wall, fence, gate or other means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a road or shared access drive without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the 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].

DAIGLEN DRIVE ACCESS DESIGN

18. Prior to the occupation of any of the dwellings or flats within the development hereby approved all works within the highway shown on plan 10856-002 shall be undertaken in full accordance with that plan. Furthermore, minimum visibility splays of 2.4 metres by 43 metres (clear of obstruction above ground level) will be provided in each direction from the Daiglen Drive junction.

Reason: To ensure that the access to the site and the adjacent highways and footpaths will be safe for all users of the public highway, in accordance with Policies CSTP15 and PMD9 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

BARLE GARDENS ACCESS

19. The proposed access from Barle Gardens that will serve the dwelling at plot 51 shall be provided prior to the first occupation of that dwelling. That access shall be provided with pedestrian visibility splays of 1.5 metres by 1.5 metres in each direction.

Reason: To ensure that the access to the site and the adjacent highways and footpaths will be safe for all users of the public highway, in accordance with Policies CSTP15 and PMD9 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

ESTATE ROADS DESIGN

20. Prior to the occupation of any dwelling hereby approved, a Scheme of Estate Highway Works shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:
- The means of construction and materials used in the construction of all parts of the estate roads and parking courts hereby approved.
 - All proposed street furniture (including street lighting) and the positioning and design of all proposed street furniture.
 - A Timetable for Completion or Installation of each of the abovementioned provisions.

Subsequently the development shall be undertaken with all of the abovementioned provisions being provided in accordance with the Timetable for Completion or Installation.

Reason: To ensure that the highways and footpaths within the site will be of adequate standard, safe for all users of the public highway and of suitable design quality, in accordance with Policies CSTP15 and PMD9 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

TRAVEL PLAN

21. Prior to occupation of the development hereby approved, a Travel Plan shall be submitted to and approved by the Local Planning Authority and retained and updated periodically for the entire time the development is in use.

Reason: To promote sustainable travel choices for staff and visitors, in the interests of highway safety, efficiency and amenity and in accordance with Policy PMD10 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

CAR PARKING

22. No dwelling or flat hereby approved shall be occupied until the car parking facilities intended to serve that dwelling or flat have been fully provided and made available for use in accordance with the Proposed Site Car Parking Plan (13056 - DB3 - B01 - 00 - DR - A - 20-071 Revision A) hereby approved.

Reason: To ensure the adequate provision of car parking in accordance with Policy PMD8 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the NPPF.

CYCLE PARKING FOR HOUSES

23. No dwellinghouse shall be occupied until the cycle parking/storage facilities intended to serve that dwelling has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of cycle parking in accordance with Policy PMD8 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015.

CYCLE PARKING FOR FLATS

24. No building containing flats shall be occupied until the visitor cycle parking/storage serving that building has been provided. Once provided, all cycle parking/storage shall be retained at all times.

Reason: To ensure the adequate provision of cycle parking in accordance with Policy PMD8 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015

ELECTRIC VEHICLE CHARGING

25. Prior to the first occupation of any dwelling or flat hereby approved, a scheme of electric vehicle charging installations, including the provision of pre-ducting to assist further future provisions and a timetable detailing the timing or phasing of the proposed installations, shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, all proposed installations shall be installed in accordance with the approved timetable.

Reason: To ensure that adequate provision is made for electric vehicles in accordance with the NPPF.

SURFACE WATER DRAINAGE

26. Prior to the commencement of the development hereby approved, a Surface Water Drainage Scheme for the development, based on the submitted sustainable drainage strategy, shall be submitted to and approved in writing by the Local Planning Authority. The Surface Water Drainage Scheme shall include:

- 1) Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
- 2) A comprehensive rainwater harvesting system to capture all roof water and its details including design and calculations.
- 3) Supporting calculations confirming compliance with the Non-statutory Standards for Sustainable Drainage rate of 4l/s flow reduction and the attenuation volumes to be provided.
- 4) A timetable for the installation of each part of the surface water drainage system and the rainwater harvesting scheme set out at 1) and 2) above.

- 5) Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented.

Subsequently the Surface Water Drainage Scheme shall be fully implemented in accordance with the timetable approved under the terms of section 4) above and maintained at all times in accordance with the details approved under the terms of section 5) above.

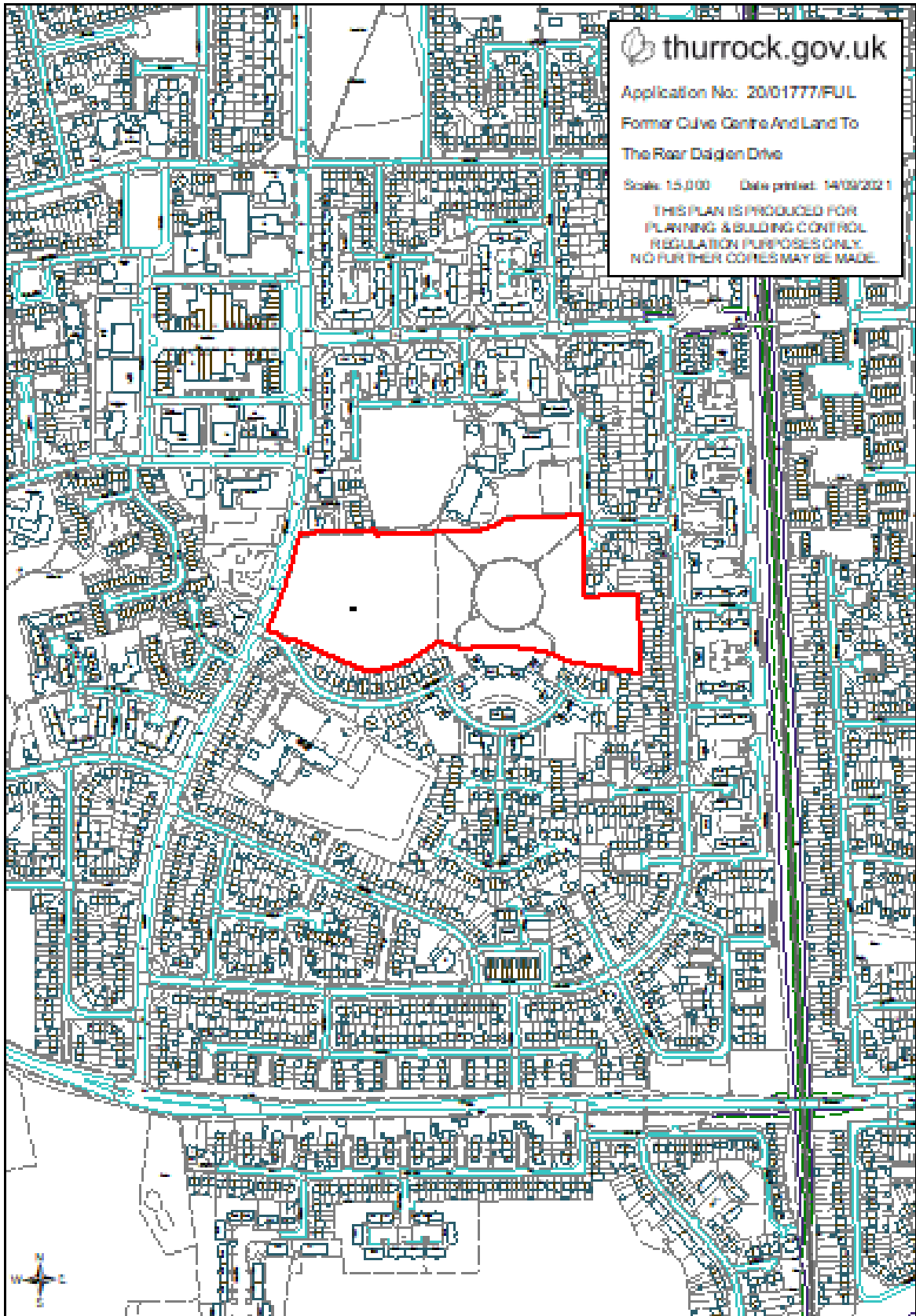
Reason: To ensure the proposed development is safe from flooding and does not increase flood risk elsewhere, in accordance with Policies CSTP27 and PMD15 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2015 and the National Planning Policy Framework and in compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems.

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>



 thurrock.gov.uk

Application No: 20/01777/FUL
Former Culve Centre And Land To
The Rear Dagen Drive

Scale: 1:5,000 Date printed: 14/09/2021

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