

<p>Reference: 20/00064/FUL</p>	<p>Site: Town Centre Car Park King Street Stanford Le Hope Essex</p>
<p>Ward: Stanford Le Hope West</p>	<p>Proposal: Construction of a mixed use development comprising 245sq.m of retail / leisure / commercial units (within classes A1, A2, A3, A4, A5 and D2) at ground floor level and 32 residential units on upper floors together with an undercroft and surface car park (comprising 55 car parking spaces), access, landscaping and associated works.</p>

Plan Number(s):		
Reference	Name	Received
PL 1000K	Proposed Site Layout	26 th July 2021
PL 1100H	Proposed Floor Plans	6th May 2021
PL 1110H	Proposed Floor Plans	6th May 2021
PL 1120H	Proposed Floor Plans	6th May 2021
PL 1130H	Proposed Floor Plans	6th May 2021
PL 1140G	Proposed Plans	6th May 2021
PL 1160G	Proposed Plans	6th May 2021
PL 1200G	Proposed Elevations	6th May 2021
PL 1201G	Proposed Elevations	6th May 2021
PL 1210G	Proposed Elevations	6th May 2021
PL 1220F	Proposed Elevations	6th May 2021
PL 1230G	Proposed Elevations	6th May 2021
PL 1700H	Proposed Plans	6th May 2021
PL 1710F	Parking Bay Allocation Plan	18 th August 2021
PL 0001B	Location Plan	6th May 2021
PL 0100A	Existing Site Layout	6th May 2021
PL 0200	Existing Elevations	6th May 2021
10201-HYD-XX-XX-DR-S-210 Rev P3	Other	31st January 2020
0010A	Other	6th May 2021

0020 V5	Other	6th May 2021
0030F	Other	6th May 2021
PL1090 Rev C	Illustrative Plan Identifying Affordable Dwellings	2 nd August 2021
3991 PL1000 Rev K	Sight Lines from King St to Spire of St Margaret's Church	14 th October 2021

The application is also accompanied by:

- Planning Statement
- Cover Letter, dated 6th May 2021
- Appeal Decision Letter, dated 29th January 2021
- Daylight and Sunlight Report, dated 4th May 2021
- Design and Access Statement, dated 26th April 2021
- Drainage Technical Note
- Aboricultural Assessment
- Heritage Statement
- Transport Assessment Parts 1,2 and 3
- Transport Assessment Addendum, dated 1st June 2021
- 3D Verified Views Report
- Email from agent regarding Transport matters, dated 18th August 2021
- Transport Consultant Response Note, ref. JNY1169-02a, 17th August 2021
- Heritage Statement (ref. JCH01518) dated 6th October 2021
- Email from agent proving further clarification on Verified Images, dated 14th October 2021

Applicant:

Capital Land Partners LLP
c/o RPS Planning and Development Ltd

Validated:

31 January 2020

Date of expiry:

30 November 2021

(Extension of Time agreed with applicant)

Recommendation: APPROVE subject to conditions and completion of section 106 agreement

1.0 BACKGROUND

1.1 At the meeting of Planning Committee held on 23rd September 2021 Members considered a report assessing the above proposal. Members of the Planning Committee voted to defer the item in order to seek further information and clarification regarding the following matters:

- i) Whether the applicant would be willing to secure the remaining town centre car park free of charge;
- ii) For the applicant to provide further information as to the impacts of the proposal on the nearby listed St Margaret's Church;
- iii) For officers to provide further information and clarification in relation to what the proposed contribution towards healthcare requested by NHS Mid and South Essex) who be used towards.

1.2 A copy of the report presented to the September Committee meeting is attached.

2.0 CONSULTATIONS AND REPRESENTATIONS

2.1 Since the previous committee report was published there have been no further representations received.

3.0 PLANNING UPDATES, ASSESSMENT AND IMPLICATIONS

3.1 Since the last Committee officers met with the applicant and the applicant's agent to discuss the securing of the remaining town centre car park for free parking for shoppers as well as the heritage impacts of the proposals upon the nearby listed St Margaret's Church.

- i) Whether the applicant would be willing to secure the remaining town centre car park free of charge;

3.2 At the recent meeting between officers and the applicant and the applicant's agent, the applicant confirmed they would be willing to provide the public town centre car parking spaces free of charge for a period of three hours with no return. This period was considered by officers to provide an acceptable and appropriate level of time for shoppers and those making use of the town centre to park. This would be secured via a suitably worded s106 legal agreement.

- ii) For the applicant to provide further information as to the impacts of the proposal on the nearby listed St Margaret's Church;

- 3.3 The applicant has provided a further Heritage Note in direct response to the concerns raised by members at the previous Committee.
- 3.4 The applicant's further Heritage Note advises that in determining the appeal, the Planning Inspector found that the proposed redevelopment (see paragraph 35 of the decision letter):
- “would have a limited negative impact on the setting and significance of the listed building [the Church of St Margaret of Antioch]”
- 3.5 The applicant goes on to comment that this limited impact would arise from the loss of a particular view towards the church from the town centre and the alteration of other views, which were created by the redevelopment of the area in the 20th century. The applicant reiterates that no historic views of the church would be affected.
- 3.6 The applicant advises that the Planning Inspector subsequently clarified that this impact would result in less than substantial harm to the significance of the Grade I listed building, which would be outweighed by the public benefits of the proposed redevelopment, as set out at paragraph 41 of the Inspector's decision letter.
- 3.7 The current application represents some changes to design from the previously refused proposals. This applicant's further Heritage Note has therefore been prepared to demonstrate how, and to what extent, these changes may affect the setting and significance of the Grade I listed church and whether the conclusions previously reached regarding the heritage impacts are changed.
- 3.8 With respect to baseline conditions and the assessment of significance, the Church of St Margaret of Antioch is a Grade I listed building, which derives its significance from its historic, architectural and artistic interests. The setting of the building has undergone considerable changes throughout its history. This has included the redevelopment of much of the centre of Stanford le Hope. Despite these changes, the listed building retains a prominent setting, overlooking the core of Stanford le Hope, and acts as a local landmark. This setting contributes to the historic and architectural interest of the listed building.
- 3.9 The Design and Access Statement (DAS) prepared by Chetwoods includes images to demonstrate the visual impact of the proposed development. These are taken from similar positions as the illustrative images prepared for the previous

application and allow for a comparison regarding the visual impacts. The applicant contends that it is clear from these images that the impact on long-distance views from King Street looking south would be largely unchanged. The long-distance views from The Manorway would see a slight reduction in the massing of the building, but no impact on the ability to experience and appreciate the significance of the church. In closer views, particularly from King Street looking south the visual impact would be unchanged.

- 3.10 The applicant accepts that there would be some loss of close and middle distance views, in a similar way to that described by the Inspector at paragraphs 33 and 34 of his decision letter. The proposed development would therefore have a similar, and in some cases slightly reduced, visual impact on the setting of the Grade I listed Church of St Margaret of Antioch.
- 3.11 Some views, created by the 20th century redevelopment of Stanford le Hope, would be lost or reduced, while other full views from King Street would be retained. This means that the proposed development will have a similar impact on the significance of the listed building as the previous scheme, resulting in a limited impact on its setting and a low level of less than substantial harm.
- 3.12 For the avoidance of doubt, the Council can confirm that under Section 66 of the Listed Buildings and Conservation Areas Act 1990, whereby the Council has a general duty as respects listed buildings in its exercise of planning functions, full consideration and assessment of the impact of the proposals upon the setting of the listed building has been considered. The revised proposals present minor changes to the relationship between the proposed development and the Grade I listed Church of St Margaret of Antioch. This will result in a low level of less than substantial harm, which should be weighed against the public benefits of the proposals in accordance with paragraph 202 of the NPPF. Weighing in favour of the development are the positive factors:
- the redevelopment of a town centre site that would provide new homes (including 35% affordable housing provision) that would contribute towards the Council's five year housing supply and benefitting the vitality of the town;
 - the engaging of the titled balance presumption in favour of sustainable development (as required under Paragraph 11d);
 - the provision of additional commercial units;
 - public realm improvements; and,
 - the regeneration of derelict buildings.
- As such, there would be no objection to the proposals with regards its heritage impacts to warrant recommending refusal for this reason.

- iii) For officers to provide further information and clarification in relation to what the proposed contribution towards healthcare requested by NHS (Mid and South Essex) would be used towards.

- 3.13 Officers have been in communication with the NHS (Mid and South Essex) in relation to the healthcare contribution. Current capacity in GP surgeries is calculated using nationally accepted standards of floor space in GP surgeries. The optimal space for GP surgeries in Mid and South Essex based on the Department for Health guidance in "Health Building Note 11-01: facilities for Primary and Community Care Services, is 120m² per 1750 patients. The number of patients used is the current weighted list size based on the Carr-Hill formula, a figure that more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. The floor space used in the calculation is the current net internal area occupied by the practice.
- 3.14 The contribution requested is the cost of providing the additional floor space needed for the number of residents likely to be generated by the development in question. The number of residents is based on Thurrock Council's average household size of 2.5 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales. The amount of floor space required is 120m² per 1750 patients, as described above, and the cost multiplier for providing floor space is currently £2,300. This is based on the standard m² cost multiplier for primary healthcare in the East Anglian Region from the BCIS Public Sector Q3 2015 price & cost index, adjusted for professional fees, fit out and contingency budget.
- 3.15 In summary, the NHS (Mid and South Essex) has advised that the contributions of £12,650 is calculated on the basis of the GP floor space needed for the number of residents likely to be generated by the proposals. The NHS (Mid and South Essex) has also advised that in this particular planning application it considers that the amount required would be utilised towards the Corringham Integrated Medical Centre for the benefit of the patients of the Corringham Surgery.
- 3.16 In addition, contributions towards healthcare provisions in Corringham and Stanford le Hope have been listed on the Council's Infrastructure Requirement List and the IRL reference has been included in the recommendations on page 35.

4.0 CONCLUSION

- 4.1 Following the comments raised by Members at the previous Committee, matters relating to the securing of the car park free of charge, the heritage impacts of the

proposals upon the church and the matter of healthcare contributions have been fully considered and assessed. The proposals are considered to comply with all relevant Core Strategy policies and the recommendation remains one of approval for the reasons stated in section 7.0 of the September Committee report.

5.0 RECOMMENDATION

Recommendation A:

- 5.1 That the local planning authority formally determine pursuant to regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), and on the basis of the information available, that the development proposed will not have a likely significant effect on a European site either alone or in combination with other plans or projects.

Recommendation B:

- 5.2 Approve the application for the reasons given in this report and delegate authority to the Assistant Director – Planning, Transport and Public Protection to grant planning permission subject to all of the following:
- i) the completion and signing of an obligation under s.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:
 - Housing - For 35% of the proposed development to be provided for affordable housing where the affordable housing will be split 50% affordable rented and 50% shared ownership
 - Education - A financial contribution of £91,974.42 towards nursery, primary and secondary provision or towards an extension to existing primary school/s in the Corringham and Stanford-le-Hope Primary School Planning Area [IRL reference IRL0068];
 - Highways - A financial contribution of £10,000 for the improvement of the pedestrian access across the vehicle access ways to the site and across the frontage of the site where the retail units will encourage greater use of the immediate area ;
 - Parking Scheme – To retain the public car park (shown in the blue line area on the location plan) as a short term public car park with a pricing system fixed for a maximum of three hours stay and a no return period within four hours, and within the site to provide 15 long term parking spaces in addition to the parking spaces identified for residential, commercial, visitor and disabled parking spaces;

- Healthcare Services – A financial contribution of £12,650 towards local Healthcare Services [IRL reference IRL-0481]; and,
- Essex Coast RAMS Zone of Influence Mitigation Payment of £4,073.60.

ii) the following planning conditions:

Standard Time

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

Reason: In order to comply with 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:

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PL1090 Rev C	Illustrative Plan Identifying Affordable Dwellings	2 nd August 2021
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Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Use Classes Commercial Units

- The ground floor commercial units shall only be used for uses falling with Classes A1, A2, A3, A4, A5 and D2 of the Schedule to the Town & Country Planning [Use Classes] Order 1987 [as amended] [or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification].

Reason: In the interests of retaining commercial uses on the ground floor having regard to 'main town centre uses' as identified in policy CSTP8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Materials

- No development, with the exception of demolition, shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. In addition, the details shall include all surface materials, balcony detail, metering arrangements and fenestration details [including reveals]. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

Replacement tree planting details and implementation

5. Prior to first occupation of the development hereby permitted details of replacement trees to be planted in the neighbouring area of the site, or at a site suitably identified, shall be submitted to and approved in writing by the Local planning authority. The tree details shall include the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme, unless otherwise to be maintained in agreement with the Council's leisure and/or tree officers. The tree planting shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree 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 compensate for the removal of the existing trees on or along the boundary of the site and secure appropriate landscaping 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].

Landscaping Scheme

6. Prior to first occupation of the development a detailed scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The details shall include all hard surfacing details. The scheme of landscaping shall be implemented as approved and all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2015].

Landscape Management Plan

7. Prior to first occupation of the development a landscape management plan, including management responsibilities and maintenance schedules for the upkeep of all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscape management plan shall be implemented in accordance with the details as approved and retained thereafter, unless otherwise agreed in writing with the local planning authority.

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

Parking Provision

8. The development hereby permitted shall not be first occupied until such time as the vehicle parking area indicated on the approved plans has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) identified for the flats and commercial uses shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development unless otherwise agreed with the Local planning authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2015].

Electric Charging Points

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

Reason: In the interests of sustainability and to ensure that adequate car parking provision is available for electric vehicles in accordance with policies

PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Cycle Provision

10. Prior to first occupation of the development hereby permitted the cycle storage areas as shown on the approved plans shall be made available for use in accordance with the approved plans and shall be retained for bicycle storage use thereafter.

Reason: To ensure appropriate parking facilities for bicycles/powered two wheelers are provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2015].

Travel Plan

11. Notwithstanding the details stated in the 'Framework Travel Plan' dated 19 April 2018 prior to the first residential occupation of the dwellings and/or commercial hereby permitted, a revised Travel Plan taking into account the comments from the consultation response from the Council's Travel Plan Co-ordinator shall be submitted to and agreed in writing with the local planning authority. The commitments explicitly stated in the Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first occupation and shall be permanently kept in place unless otherwise agreed in writing with the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the measures contained in the Travel Plan are being undertaken at any given time.

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

Hours of use and delivery hours

12. Prior to first use of the commercial units hereby approved details of the proposed hours of use and hours of any deliveries shall be submitted to and approved in writing by the local planning authority. The approved hours of use shall be implemented in accordance with the approved details and retained in such arrangement.

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

Outside Storage

13. No goods, materials, packaging or other similar items shall be stored or kept outside of the front elevation of the building which fronts onto King Street.

Reason: In the interests of visual amenity as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Refuse and Recycling Provision

14. Prior to first occupation of the flats and/or commercial uses the refuse and recycling storage facilities as shown on the approved plans shall be made available for use in accordance with the approved plans and shall be retained for such purposes at all times thereafter.

Reason: To ensure that refuse and recycling provision is provided in the interests of visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Surface Water Drainage Scheme

15. No development, with the exception of demolition, shall commence until a scheme for the provision and implementation of surface water drainage incorporating sustainable urban drainage technique has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be constructed and completed in accordance with the details as approved prior to the first occupation of the development hereby permitted.

Reason: To ensure the incorporation of an appropriate drainage scheme and to avoid pollution of the water environment and to minimise flood risk in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Surface Water Maintenance Plan

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

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

Solar Panels and Photovoltaic

17. Prior to first occupation of the development hereby permitted details of the roof mounted solar or photovoltaic panels shall be submitted to and approved in writing by the local planning authority. The details shall include siting and height of the panels to ensure they do not project above the parapet. The roof mounted solar or photovoltaic panels shall be installed in accordance with the details as approved and retained for renewable energy provision thereafter.

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

External lighting

18. Prior to the first occupation of the development hereby permitted details of the means of external lighting shall be submitted to and agreed in writing with the local planning authority, with the exception of domestic lighting within the curtilage of the residential plots. The details shall include the siting and design of lighting together with details of the spread and intensity of the light sources and the level of luminance. The lighting shall be installed in accordance with the agreed details prior to first occupation of the development and shall be retained and maintained thereafter in the agreed form, unless otherwise agreed in writing by the local planning authority.

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

Communal TV/Satellite

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

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

Construction Environmental Management Plan (CEMP)

20. 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 method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals;
 - (o) Details of a procedure to deal with any unforeseen contamination, should it be encountered during development;
 - (p) A Site Waste Management Plan,
 - (q) Details of security lighting layout and design; and
 - (r) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints.

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].

Informatives:

Public Right of Way Diversion

1. No development shall be carried out which obstructs any part of the public right of way [shown on the Definitive map], which shall be kept open for use at all times, unless a temporary diversion has been first consented under the provisions of the Town and Country Planning Act 1990 [as amended]. Unless an Order under Section 257 has been made and confirmed or the right of way otherwise extinguished under an order of the Magistrates' Court it is a criminal offence to obstruct a public right of way. Planning permission alone does not authorise obstruction.

Stanford-le-hope Resident's Permit Parking Scheme

2. The properties within this development will not be eligible for inclusion with the Stanford-le-hope Resident's Permit Parking Scheme.

Advertisement Signage

3. This permission conveys no consent to the advertisement signs shown on the submitted plans, which may need to be the subject of a separate application under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Positive and Proactive Statement

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

Documents:

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

<http://regs.thurrock.gov.uk/online-applications>

