

Reference: 24/00111/FUL	Site: 146 - 240 Teviot Avenue Aveley Essex
Ward: Aveley And Uplands	Proposal: Redevelopment of the estate to provide 48 no. dwellings, associated hard and soft landscaping, car and cycle parking provision and biodiversity enhancements (following the demolition of existing three residential blocks comprising 36 no. dwellings)

Plan Number(s):		
Reference	Name	Received
01050-CLTH-00-00-DR-A-1100	Proposed Site Layout	29th January 2024
01050-CLTH-00-00-DR-A-2012	Proposed Floor Plans	29th January 2024
01050-CLTH-00-00-DR-A-2016	Proposed Floor Plans	29th January 2024
01050-CLTH-00-01-DR-A-1101	Proposed Site Layout	29th January 2024
01050-CLTH-00-01-DR-A-2013	Proposed Floor Plans	29th January 2024
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01050-CLTH-00-02-DR-A-2014	Proposed Floor Plans	29th January 2024
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01050-CLTH-00-XX-DR-A-1010	Existing Site Layout	29th January 2024
01050-CLTH-00-XX-DR-A-1110	Existing Site Layout	29th January 2024
01050-CLTH-00-ZZ-DR-A-2000	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2001	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2002	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2003	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2004	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2005	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2006	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2007	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2008	Proposed Plans	29th January 2024

01050-CLTH-00-ZZ-DR-A-2009	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2010	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2011	Proposed Plans	29th January 2024
01050-CLTH-XX-ZZ-DR-A-4000	Proposed Elevations	29th January 2024
5018702-RDG-XX-XX-D-C-000524_P01	Drainage Layout	29th January 2024
5018702-RDG-XX-XX-D-C-000525_P02	Drainage Layout	29th January 2024
5018702-RDG-XX-XX-D-C-000620_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000621_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000622_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000623_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000625_P02	Other	29th January 2024
15839-DB3-B01-00-DR-E-63001	Lighting	29th January 2024
5018702-RDG-XX-XX-D-C-000625_P02	Other	29th January 2024
AFA-381-P-001-PL1	Other	29th January 2024
AFA-381-P-002-PL1	Other	29th January 2024
AFA-381-P-003-PL1	Other	29th January 2024
AFA-381-P-004-PL1	Other	29th January 2024
AFA-381-PP-001-PL1	Other	29th January 2024
AFA-381-PP-002-PL1	Other	29th January 2024
TCTC-18820 PL-01	Other	29th January 2024

The application is also accompanied by:

- Air Quality Assessment
- Arboricultural Impact Assessment and Method Statement
- Archaeological Desk Based Assessment
- Bat Activity Survey
- Biodiversity Net Gain Assessment
- Daylight and Sunlight Report
- Economic Impact Assessment
- Energy & Sustainability Statement
- Flood Risk Assessment
- Gateway 1 Planning Submission Fire Statement
- Health Impact Assessment

- Maintenance Plan (Landscape)
- MEP [Energy] Report
- Noise Survey
- Phase 3 Geo-environmental and Geotechnical Site Investigation
- Planning Statement
- Precautionary Method of Working (Ecology)
- Preliminary Ecological Assessment
- Preliminary UXO Risk Assessment
- Stage 3 Fire Safety Strategy Report
- Statement of Community Involvement
- Transport Statement
- Tree Schedule

Applicant:
Thurrock Council

Validated:
1 February 2024
Date of expiry:
15 July 2024

Recommendation: Approve subject to conditions.

This application is scheduled for determination by the Council’s Planning Committee because the application has been submitted by Thurrock Council’s Housing team (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council’s constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This planning application seeks permission for the redevelopment of part of the existing residential estate on the eastern side of Teviot Avenue, with improved landscape areas, amenity space and parking layout.
- 1.2 The proposals include the demolition of the existing 3 blocks of two-storey flats built in a horse shape configuration, which sit alongside a central area for parking and some amenity space. The proposals seek approval for two storey houses with private gardens along the eastern site boundary (rear) and the north-eastern corner.
- 1.3 The remainder of the units would be organised in an approximately rectangular form of development. This section would be located close to the

back of the highway and closer to the front of the site (Teviot Avenue facing) would be two storey houses, with a flatted block to the north, wrapping back around and parallel to Teviot Avenue with two storey houses with a flatted block to the south.

- 1.4 Parking would be provided on road within the site and parking spaces would also be provided on Teviot Avenue. Communal amenity space would be provided for the flatted units and private garden space for the two-storey dwellings. Two play areas would be provided within the site.
- 1.5 The scheme would provide a live frontage to Teviot Avenue, where the current development is somewhat detached from the road.
- 1.6 The table below summarises some of the main points of detail contained within the development proposal:

Site Area (Gross)	1.02						
Height	Mix of 2 storey house and 3 storey flatted blocks						
Units (All)	Type (ALL)	1bed	2bed	3bed	4bed+	TOTAL	L
	Houses	0	21	7	2	30	
	Flats	9	9	0	0	18	
	TOTAL	9	30	7	2	48	
Affordable Units	All units are affordable						
Car parking	Total allocated: 49 spaces for the new units (Average of 1 space per unit) Total Visitor: 12 spaces (Average of 0.5 spaces per unit) Total: 54 Retained parking: 14 spaces (for blocks A and B (to the South and North of the site respectively))						

<p>Amenity Space</p>	<p>Each flat would have its own private amenity space, either a private balcony at first floor and above or shared communal amenity space for ground floor units.</p> <p>Each dwelling house would have its own private garden.</p> <p>Communal play spaces would cover nearly 300sqm, and communal “social corners” (space on the edge of the main area) would amount to over 180sqm</p>
<p>Density</p>	<p>The proposal would have a density of 43 dwellings, which is ‘Medium’ density.</p>

2.0 SITE DESCRIPTION

- 2.1 The application site forms part of a wider residential estate to the north-eastern part of Aveley. To the west of Teviot Avenue the properties are traditionally designed two storey houses typical of their era of construction. These dwelling face onto Teviot Avenue. To the east of Teviot Avenue are three storey flat blocks, which face one another and present a side elevation onto the highway on Teviot Avenue.
- 2.2 The eastern boundary with the site is Green Belt and part of a designated Open Space.
- 2.3 Due to the age of the properties and their prefabricated construction the applicant indicates there are a number of problems with the buildings and it is not feasible to retrofit them to bring them up to modern standards.
- 2.4 The site is entirely located in Flood Zone 1.

3.0 RELEVANT HISTORY

None.

4.0 CONSULTATIONS 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.

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

- 1) When will existing tenants be given dates and timelines for the works
- 2) If as a homeowner they wish to purchase one of the new properties, where will they live in the meantime?
- 3) Existing residents want to come back to the new dwellings.
- 4) Lack of doctors in the area
- 5) Lack of school places
- 6) Access to site
- 7) Additional Traffic
- 8) Environmental Pollution
- 9) Loss of Amenity
- 10) Out of Character
- 11) Possible Excessive Noise

[Matters 1-3 are operational matters that would be considered by the Council as Housing Authority and are not material planning considerations].

4.3 ANGLIAN WATER:

No objections, subject to conditions.

4.4 ARCHAEOLOGY (ESSEX COUNTY COUNCIL PLACE SERVICES):

No archaeological recommendations made.

4.5 EDUCATION:

No objection, a contribution will be required at Nursery & Primary level.

4.6 EMERGENCY PLANNING:

No objection.

4.7 ENVIRONMENT AGENCY:

No comments to make.

4.8 ENVIRONMENTAL HEALTH:

No objection subject to conditions.

4.9 ESSEX POLICE (DESIGNING OUT CRIME):

No objections.

4.10 HIGHWAYS:

No objections subject to conditions, it is recommended a s106 Agreement be completed to investigate best endeavours to install resident parking restrictions and 2 car club bays.

4.11 HSE:

No comments to make, site is not within any safeguarding zone.

4.12 LANDSCAPE AND ECOLOGY OFFICER:

No objection subject to works being carried out in accordance with submitted landscaping scheme.

4.13 LEAD LOCAL FLOOD AUTHORITY:

No objection subject to conditions.

4.14 NATURAL ENGLAND

No objection.

4.15 NHS MID AND SOUTH ESSEX:

The proposal would generate a requirement for a contribution towards local healthcare provision.

4.16 PUBLIC RIGHTS OF WAY OFFICER

No comments to make.

4.17 TRANSPORT DEVELOPMENT TRAVEL PLANNING TEAM

No objection, no Travel Plan in required.

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published in December 2023. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions.

Paragraph 11 sets out a presumption in favour of sustainable development, and states 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 following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable communities;
- 11. Making effective use of land
- 12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

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

- Before submitting an application
- Consultation and pre-decision matters
- Design
- Determining a planning application
- Effective use of land
- Fees for planning applications
- Healthy and safe communities
- Housing needs of different groups
- Housing: optional technical standards
- Housing supply and delivery
- Making an application
- Plan-making
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions
- Waste

Local Planning Policy: Thurrock Local Development Framework (2015)

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

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

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

SPATIAL POLICIES

- CSSP1 (Sustainable Housing and Locations)
- CSSP3 (Infrastructure)

THEMATIC POLICIES

- CSTP1 (Strategic Housing Provision)
- CSTP2 (The Provision Of Affordable Housing)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)
- CSTP26 (Renewable or Low-Carbon Energy Generation)

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD8 (Parking Standards)
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)
- PMD12 (Sustainable Buildings)
- PMD16 (Developer Contributions)

Thurrock Local Plan

5.4 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.

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and Layout and Impact upon the Area
- III. Landscaping Impacts
- IV. Provision of Suitable Residential Environment
- V. Access, Traffic Impact and Car Parking
- VI. Effect on Neighbours
- VII. Noise & amenity Issues
- VIII. Education Provision

- IX. Health Provision
- X. Viability and Planning Obligations
- XI. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site is in a residential area and is relatively well connected. The Council continues to support redevelopment of existing urban land of this nature. The principle of the development is acceptable subject to other development management criteria being met.
- 6.3 Policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to previously developed land in the Thurrock urban area, as well as other specified locations. The policy aims to ensure that up to 92% of new residential development will be located on previously developed land. This site constitutes previously developed land.
- 6.4 Where a Council cannot demonstrate a 5-year housing supply there is a presumption in favour of residential development with the NPPF. Thurrock's current 5-year land supply is less than 5 years. This presumption in favour of development means that applications for housing start at a point of the planning balance weighted towards approval. This is unless there are any policy reasons to not grant planning permission.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.5 The proposals involve the erection of two main blocks in the middle of the site which would house the apartments and in the case of Block A/B at the north, would be attached to a dwelling house on each site. The remainder of the site would have dwellings provided in pairs of semi-detached dwellings, with a single detached dwellinghouse in the south-eastern corner. The dwellinghouses would be two storey with pitched roofs and the apartment buildings would be three storey with parapet roof features.
- 6.6 The NPPF and Policy CSTP22 (Thurrock Design) seeks proposals to demonstrate high quality design in new developments. The applicant has engaged with pre-application advice and a design led approach to the development proposals has been taken. The proposals seek to deliver a high-quality scheme. A key focus throughout the design evolution was ensuring that the proposed new build elements of the scheme were designed to

complement and sensitively enhance the existing estate and surroundings, respecting the residential context of the area.

- 6.7 The prevailing height of the neighbouring buildings are two storeys to the west of Teviot Avenue where semi-detached dwellings predominate and three storey buildings (with pitched roofs) to the north and south of the site (apartment blocks). As detailed above the proposal would have 2 storey dwellinghouses and 3 storey apartment blocks.
- 6.8 Given that the building heights of the existing development vary between 2 and 3 storeys with a pitched roof the new development which varies between 2-3 storeys would sit comfortably with the surrounding pattern of development. These proposed building heights will have little impact on the design character of the neighbouring properties and are considered to be most appropriate for the site in order to respect the local character and context. Overall, the proposed siting, height and massing of the proposed development would be acceptable.
- 6.9 The proposals have been produced alongside a Daylight Sunlight Assessment submitted with the application. The layout of the site has been designed to ensure the amenity of the internal and external spaces has not been affected.
- 6.10 With respect to the density, the overall density of the site would be 43 dwellings per hectare, which has been determined using a design-led approach which optimises the site's capacity by positioning the development plots in underutilised area of the site, whilst also sensitively infilling the existing development. The density of the site is considered to be acceptable and makes best use of the space available.
- 6.11 Turning to the design, The Echoes at Seabrook Rise, and Bruyns Court at Derry Avenue, show that part-redevelopment of this type of post-war estate can successfully take place. While it is noted that in both the above examples the new development was on more distinct and separate land parcels within the wider site areas, those sites were perhaps more straightforward to develop. However, as shown on those 2 sites, the mix of post-war and more modern architecture can successfully exist in proximity to one another.
- 6.12 As shown on the existing plans for the site, the existing layout of the site is currently restrictive and does not make best use of the land. There are large areas of the site in the current core dedicated to parking and open space which is underutilised. There are also large areas of open space to the rear which is of little value to residents. The existing site layout also pays little regard to Teviot Avenue, with just a vehicle access and the flanks of 2 of the existing flatted blocks.

- 6.13 The proposed scheme seeks to address these concerns. The new layout will create a scheme with dwellings facing onto Teviot Avenue, creating a live street frontage. The dwellinghouses will be provided with their own private gardens and parking would be more accessible for each unit.
- 6.14 New shared amenity space for the flats and communal amenity space including play space and meeting spaces will be provided in overlooked areas, making it safer and likely to be better used.
- 6.15 Much of the success of this scheme and its integration with the existing built form of the estate would come down to the careful use of design and choice of materials. The approach to window design and detailing, and the materials pallet have helped ensure the flats and houses would not appear incongruous. A detailed design condition and materials samples condition have been included in the recommendation.
- 6.16 The proposed layout, density, massing and appearance of the proposals would be considered acceptable and in accordance with both local and national planning policies.

III. LANDSCAPING IMPACTS

- 6.17 Whilst the site has areas of open space, which comprise of amenity grassed areas with the occasional tree, it is clear that much of this space is not used effectively and its benefit is therefore somewhat limited for residents. The Council's Landscape and Ecology Officer notes that the scheme would result in the loss of trees across the site, but none are Category A (the highest quality) to allow for development. He notes the trees on the boundary to the east will remain and form an important buffer.
- 6.18 The Officer notes that detailed hard and soft landscape plans have been produced and that they are considered appropriate and provide sufficient details, therefore a new landscape scheme is not required. The officer also advises that the Ecological assessments that have been undertaken, including a bat survey is considered to be acceptable. The site at present does not support features suitable for preserved species. Subject to conditions to ensure planting takes place in accordance with the already considered details the proposal complies with policies PMD2 and PMD7.

IV. PROVISION OF SUITABLE RESIDENTIAL ENVIRONMENT

- 6.19 The proposals would provide an adequate level of internal floorspace for the units complying with the Technical Housing Standards - nationally described

space standard. The external space around the existing and proposed units would be enhanced via the proposed detailed landscaping scheme. The provision of both internal and external amenity space would therefore be considered acceptable.

V. ACCESS, TRAFFIC IMPACT AND CAR PARKING

- 6.20 A Transport Statement (TS) has been submitted with the application. The TS has assessed the capacity of the local highways network and the wider transport impacts of the proposal. This has concluded that the network has sufficient capacity to accommodate the impact of development without the need to deliver mitigation.
- 6.21 There is a bus stop approximately 90 metres from the southwestern corner of the site with a service which operates up to every 30 minutes early mornings and evenings and serves (amongst others) Ockendon, Grays, Lakeside and Tilbury. The site will also encourage pedestrian movement and access through its layout as the proposals include the provision of safe and direct footpath routes across the site.
- 6.22 The scheme would provide 14 spaces for the existing 12 flats, 18 spaces for the 18 new flats, 41 spaces for the houses, 4 visitor spaces and 2 car club bays. None of the spaces are allocated and some of these spaces would be on the highway on Teviot Avenue. The highways officer notes that whilst numerically the provision is acceptable, as the spaces are unallocated this could result in some public parking in the spaces. The officer does though acknowledge that parking pressure on Teviot Avenue is low.
- 6.23 The officer considered it could be appropriate to consider a resident parking scheme for the site, to reduce pressure on parking and prevent non-residents from using the spaces. Overall, the additional number of vehicles that will be using the site as a result of the development is not considered to be detrimental to the highway and, therefore, subject to conditions it is considered the scheme would be acceptable.

VI. EFFECT ON NEIGHBOURING PROPERTIES

- 6.24 The development proposals maximise the potential accommodation on site without harming the existing amenity of existing residents and those in neighbouring properties. Through the pre-application stage, and via the evolution of the detailed design of the scheme, careful consideration has been given to the positioning of development across the site in terms of the impact of the proposals on the amenity of neighbouring properties, particularly in respect of overlooking.

- 6.25 Overall, the proposals would not result in any detrimental or adverse amenity impact to neighbouring property's light, privacy or amenity and would comply with Policy PMD1.

VII. NOISE & RESIDENTIAL AMENITY ISSUES

- 6.26 Policy PMD1 outlines that development will not be permitted where it would cause or is likely to cause unacceptable effects on the amenity, health or safety of others or future residents.
- 6.27 The site is distant from any noise generating uses and once built the proposal would not have an impact on neighbours with regards to noise or be likely to be subject to an unacceptable noise environment.
- 6.28 The Council's Environmental Health Officer has recommended that due to the close proximity of existing residents a Dust Management Plan and Construction Environmental Management Plan (CEMP) should be submitted and secured via appropriate planning condition, along with an hours of construction condition, both of which have been included. Subject to conditions, matters relating to noise and construction management would be considered acceptable.

VIII. EDUCATION PROVISION

- 6.29 Given the scale of the development the proposal would generate a requirement for a contribution towards education provision. As a consequence, and following consultation with the Education team, the proposal would generate a requirement for a financial contribution towards Secondary and Nursery education levels only. The applicant has agreed to provide a contribution to meet the requirements.

IX. HEALTH PROVISION

- 6.30 NHS Mid and South Essex has advised that the proposals would result in an existing square metre floor area deficit of 535.50 sq.m as a result of the development, and therefore seeks a contribution towards primary care network locally. The applicant has agreed to provide this contribution.

X. VIABILITY AND PLANNING OBLIGATIONS

- 6.31 The Core Strategy requires residential development schemes in excess of 10 units to provide 35% affordable housing. The scheme is a 100% affordable rented housing scheme. The proposed development is seeking to provide accommodation for an identified need within the Borough. Policy

CSTP2 notes that in determining the amount and mix of Affordable Housing to be delivered, specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination will be taken into account.

6.32 The proposals would therefore comply with Policy CSTP2.

XI. OTHER MATTERS

6.33 Regarding flood risk and drainage, the site lies in Flood Zone 1. The Lead Local Flood Authority (LLFA) has been consulted and has recommended that permission be granted subject to a pre-commencement condition relating to a surface water drainage scheme for the development, which the applicant has agreed to. The proposals would therefore comply with Policies CSTP27 and PMD15 with regards to flood risk and drainage matters.

6.34 Following pre-application engagement with Essex Police, the application is aiming to be completed to a Silver certification Secured By Design standard, which is welcomed by Essex Police.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The Council is supportive of making best use of land of this type in built up residential areas and the scheme is acceptable in principle. The proposal would result in the creation of much needed affordable housing to a high standard of design as well as deliver landscape improvement and enhancements works across the existing estate.

7.2 In conclusion, the proposed scheme accords with all the relevant policies in the Core Strategy and the impacts relating to highways, amenity and landscape matters would all be considered acceptable.

7.3 The proposal would provide 100% affordable housing by the Council, along with the required level of financial contributions towards education and healthcare provision and is recommended to members for approval.

8.0 RECOMMENDATION

8.1 Approve, subject to the following:

i) The Agreement for the following to be provided as part of the scheme:

- 100 % of the units as Affordable Housing (Council)

- Education contributions towards Nursery and Secondary provision in the local area.
- NHS Mid and South Essex – healthcare contribution of towards primary care network locally

ii) 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:

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01050-CLTH-00-ZZ-DR-A-2008	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2009	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2010	Proposed Plans	29th January 2024
01050-CLTH-00-ZZ-DR-A-2011	Proposed Plans	29th January 2024
01050-CLTH-XX-ZZ-DR-A-4000	Proposed Elevations	29th January 2024
5018702-RDG-XX-XX-D-C-000524_P01	Drainage Layout	29th January 2024
5018702-RDG-XX-XX-D-C-000525_P02	Drainage Layout	29th January 2024
5018702-RDG-XX-XX-D-C-000620_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000621_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000622_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000623_P02	Other	29th January 2024
5018702-RDG-XX-XX-D-C-000625_P02	Other	29th January 2024
15839-DB3-B01-00-DR-E-63001	Lighting	29th January 2024
5018702-RDG-XX-XX-D-C-000625_P02	Other	29th January 2024
AFA-381-P-001-PL1	Other	29th January 2024
AFA-381-P-002-PL1	Other	29th January 2024
AFA-381-P-003-PL1	Other	29th January 2024
AFA-381-P-004-PL1	Other	29th January 2024
AFA-381-PP-001-PL1	Other	29th January 2024
AFA-381-PP-002-PL1	Other	29th January 2024
TCTC-18820 PL-01	Other	29th January 2024

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].

Samples of Materials

- 3 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, prior to any commencement above ground level. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policy PMD2 of the Thurrock LDF Core Strategy and Policies for Management of Development 2015.

Proposed Parking Areas

- 4 Prior to the occupation of the buildings hereby approved, the proposed parking area, as indicated on Drawing No 31409/AC/07 "TEVIOT AVENUE: possible Parking Allocation" shall be suitably surfaced, laid out and drained in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority and constructed concurrently with the remainder of the development hereby approved.

Reason: To ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway safety.

Roadways Prior to Occupation

- 5 Prior to the occupation of any dwelling, the proposed estate road(s), footways and footpaths, turning spaces and driveways (where applicable) between the dwelling(s) and the existing highway, shall be properly consolidated and surfaced in accordance with details that have previously been agreed with the Local Planning Authority. The footways and footpaths between any dwelling and the existing highway shall be complete within six months from the date of occupation of the dwelling.

Reason: In the interests of pedestrian and highway safety.

Construction Environment Management Plan

- 6 A Construction Environment Management Plan (CEMP) shall be submitted and approved by the Local Planning Authority prior to commencement of the development hereby approved, details to include:

(a) Hours and duration of any piling operations,

- (b) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
- (c) Details of construction any access or temporary access, and details of temporary parking requirements;
- (d) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
- (e) Details of any temporary hardstandings;
- (f) Details of temporary hoarding;
- (g) Details of the method for the control of noise with reference to BS5228-1:2009+A1:2014 Code of Practice for noise together with a monitoring regime;
- (h) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime;
- (i) pre commencement highway condition survey
- (j) Construction traffic route plan (HGV)
- (k) A Dust Management Plan (DMP) incorporating all essential and recommended mitigation measures considered by the IAQM "Guidance on the Assessment of Dust from Demolition and Construction" to be appropriate for this site given its risk rating.

All works and development shall be carried out in accordance with the approved CEMP and the measures contained therein.

Reason: To ensure construction phase does not materially affect the free-flow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity.

Hours of Work

- 7 No demolition, building work or deliveries shall be carried out before 8am or after 6pm on Mondays to Fridays or before 9am or after 1pm on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenity of surrounding occupiers.

Sustainable Urban Drainage System

- 8 Prior to commencement (excluding demolition) 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. Details 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. Supporting calculations confirming compliance with the Non-statutory Standards for Sustainable Drainage, and the agreed discharge rate of 3.1l/s and the attenuation volumes to be provided.
3. 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.
4. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
5. Infiltration tests to be carried out in line with BRE 365 for the locations where SUDS are proposed.

Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not cause flooding elsewhere.

Landscaping & Habitat Creation Details

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

- “Landscape Masterplan” – Drawing No AFA-381-P-001 Rev PL1 dated 15.11.23
- “Planting Plan” – Drawing No. AFA-381-PP-002 Rev PL1 dated 23.01.24
- Habitat Creation Plan – Drawing No. AFA-381-PP-001 Rev PL1 dated 23.01.24

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy 2015.

Informatives:**Positive and Proactive Statement**

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highway Authority Consent

- 2 Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works.

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

Anglian Water

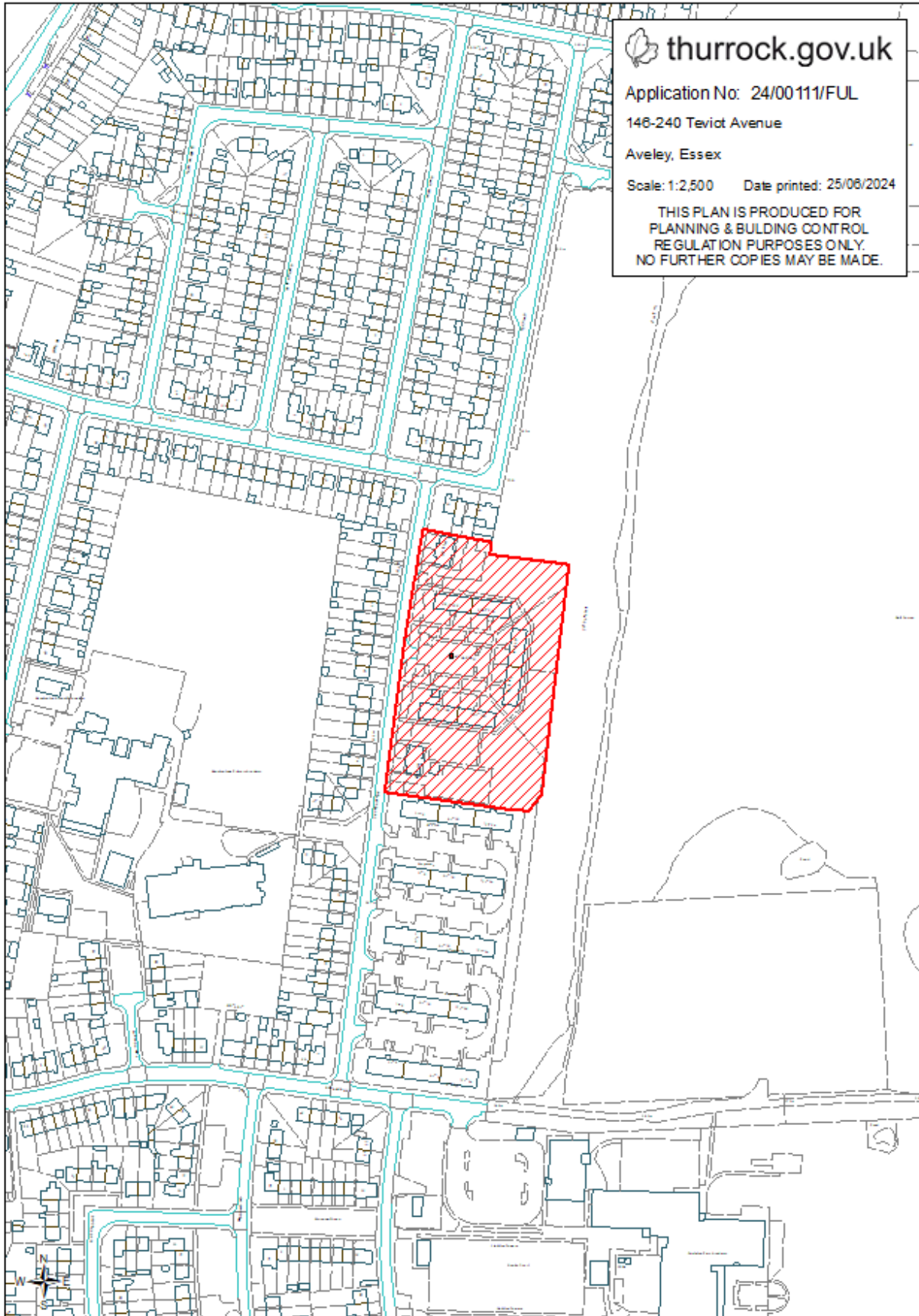
- 3 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
4. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 5 Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
- 6 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team

on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements. Section 4 - Surface Water Disposal The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. Anglian Water has reviewed the submitted documents and would make the following comments. The sewer is a public designated foul sewer and is not a combined sewer as the document states, however we accept the evidence that the site cannot infiltrate, that there are no watercourses in the locality and that the rate of 3.1l/s is a significant reduction in flows. We can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted. If the rate of discharge changes we would wish to be consulted

Documents:

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

www.thurrock.gov.uk/planning



 **thurrock.gov.uk**
Application No: 24/00111/FUL
146-240 Teviot Avenue
Aveley, Essex
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