

<p>Reference: 15/01455/FUL</p>	<p>Site: Aveley Football Club Mill Road Aveley Essex RM15 4SR</p>
<p>Ward: Aveley And Uplands</p>	<p>Proposal: Formation of a means of vehicular and pedestrian access between Belhouse Avenue and the Aveley Football Club site.</p>

Plan Number(s):		
Reference	Name	Received
PH_116_001	Location and Layout Plan	10 December 2015

<p>The application is also accompanied by:</p> <p>- Design and Access Statement</p>	
<p>Applicant: Persimmon Homes (Essex) Ltd.</p>	<p>Validated: 14 December 2015 Date of expiry: 15 March 2016 [Article 34 EOT]</p>
<p>Recommendation: Grant planning permission, subject to conditions.</p>	

1. Description Of Proposal

- 1.1 This application seeks full planning permission for the formation of a vehicular and pedestrian access between the Aveley Football Club site (to the west) and Belhouse Avenue (to the east). Belhouse Avenue is a recently constructed residential road within 'The Village' development, currently being constructed by Persimmon.
- 1.2 By way of background, outline planning permission (ref. 09/00091/TTGOUT) for the development of up to 340 dwellings on land south of the Aveley bypass (B1335) was granted by the Thurrock Development Corporation in 2010. A subsequent application for the approval of reserved matters (ref. 12/01090/REM), submitted by Persimmon Homes, was approved by the Council in March 2013 and construction of the development commenced shortly afterwards. The

Aveley Football club site lies to the west of the Persimmon site (known as 'The Village'). In 2015 the Council granted outline planning permission for the demolition of existing buildings and redevelopment comprising up to 114 residential dwellings on the football club site. This outline planning permission is linked to a full planning permission for the relocation of the football club from the Mill Road site to a site on Belhus Park, a short distance to the north-west of the current site (ref. 13/01022/FUL).

- 1.3 The football club site and the site of 'The Village' are separated by a narrow strip of land, measuring approximately 125m (measured north-south) x 3m (measured east-west). This strip did not form part of the site area for each of the applications and, at the time, was not in the ownership of the respective applicants. The strip therefore forms a narrow 'buffer' between the two residential sites.
- 1.4 The outline planning permission for the Aveley F.C. site (13/01021/OUT) established the principle of re-using the existing vehicular / pedestrian access serving the site from Mill Road. However, the outline permission is subject to a planning condition requiring that reserved matters submissions for the site provide a layout which enables a future vehicle and pedestrian link to the adjacent Persimmon development site. For reference, the outline planning permission for 'The Village' site is also subject to a planning condition requiring the layout of development to enable a vehicle / pedestrian access to the Aveley FC site.
- 1.5 The current planning application now seeks permission to create a vehicular and pedestrian link across the strip of land separating the sites, such that vehicular access for dwellings at the football club site would be gained from the B1335. The following related planning applications are reported elsewhere on this agenda:

- 15/01453/FUL – Change of use of a 0.042 hectare strip of land to the east of Aveley Football Club to form part of residential gardens of new homes within the Football Club together with means of enclosure and hardstanding.

This full application seeks permission to use the strip of land as garden areas and car parking associated with the new dwellings on the football club site.

- 15/01438/REM – Application for the approval of reserved matters (appearance, landscaping, layout and scale) following outline approval

ref. 13/01021/OUT (demolition of existing buildings and redevelopment comprising up to 114 residential dwellings).

This application seeks approval for reserved matters following the grant of outline planning permission in 2015.

2. Site Description

2.1 Historic mapping suggests that the narrow strip of land comprising the application site was formed in the post-war years to separate the football club from open fields (partly used for mineral extraction and later infilling) to the east. The site is currently an open strip of land containing a number of small trees and shrubs. A concrete panel and post fence separates the site from the football club. Residential gardens within ‘The Village’ and Belhouse Avenue adjoin the site to the east.

3. Relevant History

Aveley F.C. Site:

Reference	Proposal	Decision
50/00230/FUL	Use of land for football ground	Approved
13/01021/FUL	Outline planning application (with all matters reserved except access) for the demolition of existing building and redevelopment comprising up to 114 residential dwellings	Approved
15/00519/CONDC	Application for the approval of details reserved by condition no. 14 (phasing of replacement facilities) of planning permission ref. 13/01021/OUT	Advice Given
15/01453/FUL	Change of use of a 0.042 hectare strip of land to the east of Aveley Football Club to form part of residential gardens of new homes within the Football Club site together with means of enclosure and hardstanding	Under consideration – reported elsewhere on this agenda
15/01438/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) following outline approval ref. 13/01021/OUT (demolition of existing buildings and redevelopment comprising up to 114	Under consideration – reported elsewhere on this agenda

	residential dwellings).	
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'The Village' Site:

Reference	Proposal	Decision
09/00091/TTGOUT	Outline application for the redevelopment of the site for up to 340 residential dwellings with associated car parking, roads, landscaping , public open space and associated works	Approved
12/01090/REM	Submission of reserved matters pursuant to outline planning permission 09/00091/TTGOUT for the creation of 340 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, drives, car parking, ancillary structures and landscaping (amendment to reserved matters approved under reference 10/50216/TTGREM on 09 December 2010).	Approved

4. Consultations And Representations

- 4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council's website at:
www.thurrock.gov.uk/planning/15/01455/FUL

PUBLICITY:

- 4.2 The application has been publicised by consultation with relevant consultees and landowners.
- 4.3 Two letters of representation have been received from neighbours to the east of the site within 'The Village' development, raising the following comments / concerns:
- increased traffic;
 - noise pollution;
 - air pollution;
 - traffic congestion; and
 - road safety implications.

In addition, comments have been received from the following consultees:

4.4 HIGHWAYS:

No objections – the proposals would provide a safe and efficient access for the housing development on the Aveley FC Site. Whilst the extant outline permission for the football club site identified an access onto Mill Lane, this was only agreed as a fall back arrangement should the link between the Aveley FC site and the Aveley bypass site could not be advanced. The carriageway classification of Belhouse Avenue is such that the road layout and geometry could easily accommodate additional dwellings permitted on the Aveley FC site.

5. Policy Context

National Planning Guidance

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework 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 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- delivering a wide choice of high quality homes;
- requiring good design;
- promoting healthy communities; and
- meeting the challenge of climate change, flooding and coastal change.

5.3 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 42 subject areas, with each area

containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- design;
- determining a planning application; and
- use of planning conditions.

Local Planning Policy

5.4 Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The Adopted Interim Proposals Map shows the site as a ‘Housing Land Proposal’. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations); and
- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP22 (Thurrock Design).

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²;
- PMD2 (Design and Layout)²; and
- PMD9 (Road Network Hierarchy).

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of

forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.5 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes.

5.6 Draft Site Specific Allocations and Policies DPD

This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues and Options’ was the subject of a further round of consultation during 2013. Site Allocation Policy SAP1 (Land for Housing Development) identifies the application site as a preferred housing site without permission (ref. AVE05) with an indicative capacity of 110 dwellings. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.7 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough’s Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy ‘Broad Locations & Strategic Sites’ to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the ‘parking’ of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan. It is anticipated that a new Local Plan for Thurrock could be adopted by 2020.

6. Assessment

- 6.1 The principle of residential development on the Aveley F.C. site was approved in 2015 and an application for the approval of reserved matters is currently under consideration and reported elsewhere on this agenda. Members of the Committee will be aware that construction of 'The Village' development is continuing with those dwellings located closest to the football club site already occupied.
- 6.2 Although the outline planning permission for Aveley F.C. allows the re-use of the existing football club access to Mill Road to serve the residential development, there has been a longstanding intention to access any new development south of the Aveley bypass from the bypass itself. Both 'The Village' development site and the site of the football club were identified in the non-statutory Aveley and South Ockendon Masterplan (2007) produced by the former Thurrock Development Corporation as a residential development site with access *"formed by a junction between the Bypass, the access road to Belhus Park and a new access road into the new development"*. The outline planning permission for 'The Village' development (approved by the Development Corporation in 2010) provided for a new roundabout junction on the bypass, to access both the residential site and an improved access into Belhus Park (replacing the former left-in / left-out junction). Although at that time there was no planning application for redevelopment of the football club site, the outline permission for 'The Village' site was subject to a planning condition requiring:
- "The details submitted pursuant to condition number 1 of this planning permission shall provide for a layout of development which enables a future vehicular and pedestrian link to be achieved between the application site and the adjacent Aveley Football Club to the west."*
- 6.3 The subsequent reserved matters submission for 'The Village' site, approved by the Council in 2013, included a carriageway and footpath connection to the western boundary of the site and this has now been built as part of Belhouse Avenue. The carriageway of Belhouse Avenue has been constructed to a width 6.7m-6.8m flanked by 2m wide footpaths and was described as a 'Primary Road' in the Design and Access Statement accompanying the reserved matters submission.
- 6.4 In considering the outline planning application for redevelopment of the football club site the report to the March 2015 Planning Committee noted the presence of the buffer strip to the east of the site and the aspiration to link the two residential sites. Therefore, similar to 'The Village' development, the outline permission for the football club site is also subject

to a planning condition requiring a layout which enables a potential link between sites.

6.5 The current application has been submitted by Persimmon Homes, who now control the strip of land. The effect of the proposals, if approved, would be to link the two development sites in accordance with the intention of the conditions attached to the respective outline planning permissions. The carriageway and footway dimensions and alignment would correspond between the two residential sites which would promote connectivity and ease of movement across the entire Persimmon development. Design which promotes ease of movement is encouraged by Planning Practice Guidance. As a purpose-built roundabout junction was constructed on the bypass as part of the outline planning permission, it is desirable in highway terms for this new roundabout junction to be used to access development on the football club site. The current proposals would facilitate such access. The re-use of the existing football club access onto Mill Road, although approved by the outline permission, is not an 'ideal' access route due to the sub-standard carriageway and footpath widths and the need for remedial works in Mill road. Therefore, accessing the football club site from the bypass through 'The Village' development is the preferred option from a highways perspective. In order to prevent 'rat-running', a planning condition can be used (on the reserved matters submission) to ensure that the approved access route onto Mill Road is 'downgraded' to serve as a pedestrian, cyclist and emergency route only.

6.6 Other Issues:

As noted at paragraph 4.3 of this report, two letters of representation have been received raising the following issues and concerns:

- increased traffic;
- noise pollution;
- air pollution;
- traffic congestion; and
- road safety implications.

These issues are addressed below.

6.7 Increased traffic / congestion / road safety implications:

General highways and traffic issues were taken into account when the outline planning applications for the Aveley F.C. and 'The Village' site were considered by Planning Committee. The consultation response from the

Council's Highways Officer, summarised at paragraph 4.4, notes that the carriageway design and geometry of Belhouse Avenue can accommodate additional dwellings permitted on the Aveley FC site. Consequently there can be no objections to the proposals on the ground of highway safety or capacity.

6.8 Air / noise pollution:

The issue of noise mitigation on the facades of dwellings facing directly onto the Aveley bypass was a factor influencing the determination of the outline planning applications for both residential sites. However, noise and air quality issues at other locations within the development sites were not raised by the Environmental Health Officer. Accordingly, there is nothing to suggest that noise or air quality are factors to be taken into account at this stage. It is notable that the existing layout of 'The Village' development and the proposed layout of the football club site include raised tables within the carriageway in order to reduce vehicle speed and resultant traffic noise.

7. Conclusions And Reasons For Recommendation

- 7.1 The proposed vehicle and pedestrian access would link the two residential sites currently being developed sand to be developed by Persimmon Homes. The access would fulfil the aims of planning conditions attached to the respective outline planning permissions for residential redevelopment. In terms of design

8. Recommendation

It is recommended that the planning application be APPROVED subject to the following conditions:

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: 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:

PH_116_001 Location and Layout Plan

REASON: For the avoidance of doubt and in the interest of proper planning.

LANDSCAPING PLAN

3. No development shall take place until there has been submitted to, and approved in writing by, the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and a programme of maintenance. 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 [or such other period as may be agreed in writing by the local planning authority] 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 policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

ACCESS

4. The vehicular and pedestrian access hereby approved shall be used as the primary means of vehicular access into the site. Upon the construction of the vehicular and pedestrian access, the access onto Mill Road (as shown on planning permission ref. 13/01021/OUT) shall only be used for emergency and / or commercial bus access and as a pedestrian and cycle route.

REASON: In order to ensure the provision of appropriate access arrangements for the development in accordance with Policy PMD9 of the Adopted Thurrock Core Strategy and Policies for the Management of Development DPD (2011).

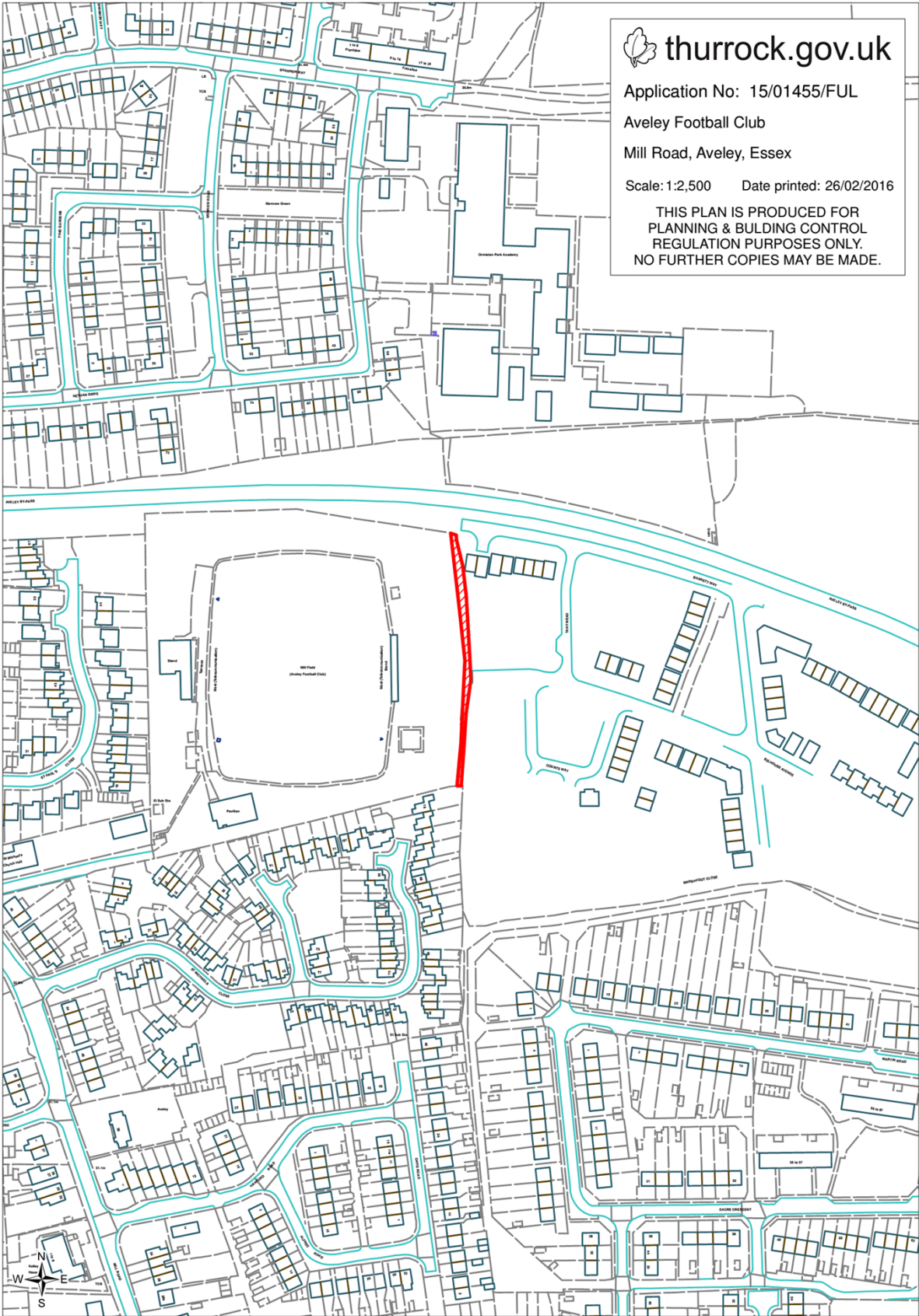
Informative:

1. The applicant is reminded that under the Wildlife and Countryside Act 1981 [section 1] it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. Both the RSPB booklet “Wild Birds and the Law” and the Guidance Notes relating to Local Planning and Wildlife Law produced by Natural England are useful.

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/15/01455/FUL

Alternatively, hard copies are also available to view at Planning, Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL.



Application No: 15/01455/FUL

Aveley Football Club

Mill Road, Aveley, Essex

Scale: 1:2,500 Date printed: 26/02/2016

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