

<p>Reference: 16/00458/FUL</p>	<p>Site: Treetops School Dell Road Grays Essex RM17 5JT</p>
<p>Ward: Grays Thurrock</p>	<p>Proposal: Redevelopment of land at the former Treetops School site for 74 dwellings (a mixture of houses and flats) including site accesses on Dell Road, public open space, landscaping and other associated ancillary uses.</p>

Plan Number(s):		
Reference	Name	Received
14.042.320	Proposed Elevations	6th April 2016
14.042.317	Proposed Floor Plans	6th April 2016
14.042.318	Proposed Floor Plans	6th April 2016
14.042.316	Proposed Elevations	6th April 2016
14.042.313	Proposed Floor Plans	6th April 2016
14.042.314	Proposed Floor Plans	6th April 2016
14.042.101	Location Plan	6th April 2016
14.042.100.P8	Proposed Site Layout	6th April 2016
14.042.104 P1	Landscaping	14th June 2016
14.042.107 P2	Drawing	14th June 2016
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14.042.300	Proposed Plans	6th April 2016
14.042.301	Proposed Plans	6th April 2016
14.042.302	Proposed Plans	6th April 2016
14.042.304	Proposed Plans	6th April 2016
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14.042.306	Proposed Plans	6th April 2016
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14.042.102.P2	Drawing	14th June 2016
14.042.103.P2	Drawing	14th June 2016
14.042.106.P2	Parking Block Plan	14th June 2016

14.042.108.P2	Drawing	14th June 2016
14.042.109.P1	Drawing	14th June 2016
14.042.111.P2	Drawing	14th June 2016
14.042.300M4(3)	Proposed Plans	14th June 2016
14.042.302 M4(2)	Proposed Plans	14th June 2016
14.042.303 M4(2)	Proposed Plans	14th June 2016
14.042.315	Proposed Plans	6th April 2016
14.042.319	Proposed Plans	6th April 2016
14.042.305-M4(3)	Proposed Plans	14th June 2016
14.042.309-M4(2)	Proposed Plans	14th June 2016

The application is also accompanied by:

- Design and Access Statement
- Arboricultural Survey
- Flood Risk Assessment
- Construction Management Plan
- Transport Statement
- Planning Statement
- Heritage Assessment

Applicant:

Mr Paul Edwards

Validated:

8 April 2016

Date of expiry:

8 July 2016

Recommendation: Approve, subject to conditions and completion of s.106 agreement

The application is scheduled for determination by the Council's Planning Committee because of the scale and strategic nature of the proposal.

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks full planning permission for the redevelopment of the former Treetops School site and associated land for 74 dwellings with associated private amenity space, means of enclosure, parking, vehicle and pedestrian access and public viewing platform.

1.2 Table 1 below summarises some of the main points of detail contained within the development proposal:

Site Area	Approximately 3.13 hectares
Density	24 dwellings per hectare (dph)
Total dwellings	18 no. 1-bedroom flats

	<p>8 no. 2-bedroom flats 13 no 2-bedroom houses 21 no 3-bedroom houses</p> <p>14 no 4-bedoorm houses</p> <p>TOTAL: 26 flats and 48 houses</p>
Building Height	<p>Houses: 2 – 3 storey Flats: 3 and 4 storey blocks</p>
Car Parking	<p>Flats: 1 space per unit (all sizes)</p> <p>Houses: 2 bed – 1 space per unit 3 beds – 2 spaces per unit 4 beds – 2 or 3 spaces per unit</p> <p>Visitors: 13 across the site</p> <p>TOTAL: 135 parking spaces</p>

Access

- 1.4 The proposed development would effectively be in two separate sections, a northern part and a southern part and both would be accessed from Dell Road.
- 1.5 The northern part of the site would be served by a new access which is proposed to the rear of 112-116 Hathaway Road and the southern part of the site would be provided with an improved access which was previously used to access Treetops School.
- 1.6 A pedestrian link would be provided internally between the northern and southern parts of the site.

Layout

- 1.7 The proposed development has been designed to reflect the existing pattern of development on the site and to take into account the restrictions caused by the levels across the site. The proposal seeks to concentrate development within the southern part of the site, largely on the previously developed area occupied by Treetops School, whilst the development to the northern part has been designed to integrate with the existing gradients and landforms on the site.
- 1.8 The southern part of the site would is less visible from public vantage points, whilst the northern part is closer to Dell Road, albeit the northern part of Dell Road is less

well trafficked than the south, primarily providing access to the rear of the properties on Hathaway Road.

- 1.9 Consequently, taller buildings would be located where the land is lower and the building height decreases generally around the site margins where the new buildings would be closer to established residential properties.
- 1.10 Private gardens would be provided for all the houses and the flatted units would have access to communal space and Juliet style balconies.

Appearance

- 1.12 The new dwellings have regard to the surrounding properties, with traditional proportions and pitched roofs characteristic of the wider area and the use of bricks as the predominant building material and external finish. Details such as bay windows, porch canopies and strong detailing for the windows provide visual interest and the mixture in the pallet of materials would create a variety in the appearance of the site.
- 1.14 The overall development would be softened by proposed planting and the existing landscape features in and around the site.

Parking

- 1.15 The level of parking provision is detailed in the table above. Parking across the site is proposed in a variety of forms. The flats share communal parking areas, the terrace properties generally have parking provided to the frontages in communal areas and the semi-detached and detached properties have parking provided on plot in the form of parking spaces and/or garage provision. Visitor parking is spread throughout the site.

2.0 SITE DESCRIPTION

- 2.1 The site is presently vacant, having most recently been occupied by Treetops School. The use has since been re-provided at Buxton Road, Grays. The site is roughly kidney shaped.
- 2.2 The northern half of the site was occupied by the school playing fields and is generally flat. The southern half of the site is extensively covered by trees and vegetation [a number of trees are protected by a Tree Preservation Order, ref TPO/01/2015] and varies in levels. The school building itself was on higher land.
- 2.3 The west of the site is bounded by Dell Road, predominantly at this point serving the rear accesses to properties on Hathaway Road. The southern side of the site is bounded by properties on Dell Road and properties on Rookwood Close. The eastern side of the site is bounded by the rear gardens of properties in Woodward

Close and College Avenue and the northern side of the site are properties on Dell Road.

3.0 RELEVANT HISTORY

The site has an extensive planning history relating to the school use, none of which is relevant to this application.

4.0 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/16/00458/FUL

PUBLICITY:

4.2 The application has been publicised by the display of a site notices, a newspaper advertisement and consultation with relevant consultees and landowners.

4.3 Twenty four letter of representation have been received objecting for the following reasons:

- Impact on wildlife on the site;
- More school place will be required;
- Will result in an increase in crime;
- Impact on the Dell (adjacent listed building) and overlooking from the Dell on plots 67 and 68;
- The plans are not the same which residents were previously consulted on by the developer and they were not notified by the developer of the changes;
- There should be no more development in Grays;
- Site should be kept as a nature park;
- Congestion in Grays town centre;
- Pollution with all the new houses;
- Loss of light from the development;
- Development is out of character with the area;
- Loss of privacy;
- Sewage system will not be able to cope;
- Access to the properties at The Barn to the north of Dell Road will be impacted upon, this is an unmade one way road running north to south,
- This is a quiet part of Grays;

- The height of the buildings is excessive;
- Impact on property values

ANGLIAN WATER:

4.4 No objections.

ENVIRONMENTAL HEATH:

4.5 No objections (subject to conditions).

HIGHWAYS:

4.6 No objection (subject to conditions).

NATURAL ENGLAND:

4.7 No objections.

ESSEX FIELD CLUB:

4.8 Objection, on the basis they consider a lack of information has been submitted and the way in which their survey data has been used.

ESSEX COUNTY COUNCIL CONSERVATION OFFICER

4.9 Request plots 67 and 68 be removed as these are the closest to the adjacent listed building and have most impact upon that building.

LANDSCAPE AND ECOLOGY OFFICER

4.10 No objections (subject to conditions).

EDUCATION

4.11 A section 106 contribution is required.

HOUSING

4.12 Affordable housing is required.

NHS

4.13 No contribution is required.

ESSEX COUNTY COUNCIL ARCHAEOLOGY

4.14 No objection (subject to condition)

5.0 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:

- climate change;
- design;
- renewable and low carbon energy; and
- use of planning conditions.

Local Planning Policy

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:

- CSTP1 (Strategic Housing Provision)
- CSTPP2 (The Provision of Affordable Housing)
- CSTP9 (Well-being: Leisure and Sports)
- CSTP10 (Community Facilities)
- CSTP11 (Health Provision)
- CSTP12 (Education and Learning)
- CSTP14 (Transport in the Thurrock Urban Area: Purfleet to Tilbury)³
- CSTP19 (Biodiversity)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP24 (Heritage Assets and the Historic Environment)
- CSTP25 (Addressing Climate Change)²
- CSTP26 (Renewable or Low-Carbon Energy Generation)²
- CSTP27 (Management and Reduction of Flood Risk)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²

- PMD2 (Design and Layout)²
- PMD4 (Historic Environment)²
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)³
- PMD7 (Biodiversity, Geological Conservation and Development)²
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)²
- PMD12 (Sustainable Buildings)²
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation); and
- PMD15 (Flood Risk Assessment)²
- PMD16 (Developer Contributions)²

[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. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

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

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Traffic Impact, Access and Car Parking
- III. Impact Upon Ecology and Biodiversity
- IV. Design and Layout
- V. Contamination and Previous Uses
- VI. Energy and Sustainability
- VII. Flood Risk and Site Drainage
- VIII. Affordable Housing and Planning Obligations
- IX. Archaeology and Historic Buildings

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The site lies within a residentially allocated area, is previously developed land and is close Grays Town Centre, one of the Borough's Regeneration Hubs. In addition the LDF Site Specific Allocation and Policies Local Plan Further Issues and Options consultation (January 2013) included the land as a potential housing site with an indicative capacity of 73 units. Accordingly, the principle of the development is considered to be sound.

II. TRAFFIC IMPACT, ACCESS AND CAR PARKING

6.3 The Council's Highways Officer advises that the principle of the development on this site is supported due to its proximity to local amenities and the town centre.

- 6.4 The Officer has recommended conditions relating to site splays, cycle storage, and traffic calming in the vicinity of the site entrances. In addition, the applicant will need to enter into a Section 278 Agreement with the Highways Authority for improvements to the highway.
- 6.5 Accordingly, subject to conditions, the proposal is considered to comply with Policies PMD8, PMD9, and PMD10 of the Core Strategy.

III. IMPACT ON ECOLOGY AND BIODIVERSITY

- 6.6 A Preliminary Ecological Assessment was undertaken in 2015 which informed the need for further surveys, including surveys for bats, badgers, reptiles, birds and invertebrates. These surveys were included in an Ecological Impact Assessment.
- 6.7 The main existing habitats within the site are woodland and grassland. The scheme as submitted does not propose any significant changes to the woodland other than the provision of a path and viewing platform.
- 6.8 Natural England notes that development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The Essex Field Club has objected to the proposals on what they consider to be a lack of information submitted and the way in which the survey data of the Essex Field Club has been used. The Council's Landscape and Ecology Advisor is satisfied with the level of detail provided and that the Council is in a position to be able to determine the application in relation to ecology consideration.
- 6.9 The Council's Landscape and Ecology Advisor notes that many trees to the south are covered by a TPO but indicates that the scheme has sought to minimise the impacts on these trees. He recommends a condition to ensure that any future works to the woodland area are dealt with appropriately.
- 6.10 The Council's Landscape and Ecology Advisor agrees that there would be some impact due to the loss of grassland to the north, although the majority of the area is poor. He suggests that the provision of a wildlife strip and the use of appropriate species within a proposed landscaping scheme would mitigate the impact of the development.
- 6.11 With reference to the woodland area, the applicant recognises that this part of the site is of significant amenity benefit, but is difficult to access due to varying land levels. The Land Trust would manage the area in the long term as part of the Section 106 Agreement accompanying the application. This will ensure access for residents and the public to an area of woodland within the built up area of Grays.
- 6.12 Subject to the conditions proposed, it is concluded that the impacts of the proposals on ecology and biodiversity interests are acceptable.

IV. DESIGN AND LAYOUT

- 6.13 The application site is in an area, predominantly residential in character, but with surrounding development of different forms. The houses on Hathaway Road to the immediate west are very regular and regimented in form. To the south and north

the properties are of a different character, more modern and more densely built and to the east, predominantly larger detached housing on larger plots.

- 6.14 In addition to the differences in plots and overall form the houses surrounding the site are of different eras and different designs, so it would be difficult to argue that there was a specific character nearby that should be slavishly replicated or preserved in any new development.
- 6.15 The site layout is very much governed by the topographical features of the site which constrains where new development can be located. It is therefore considered to be reasonable and appropriate to locate the dwellings on the northern side of the site in the proposed locations and those on the southern part of the site primarily where the school buildings were located.
- 6.16 Whilst it is accepted that the new dwellings, particularly on the northern part of the site would be a departure from the existing open character of the site, the dwellings would all be provided with suitable back to back distances and would not to lead to result in an unacceptable impact on the amenities of those occupiers through overlooking.
- 6.17 Concern has been raised from neighbours that 3 storey and 4 storey buildings are proposed. The three storey flat block would be 30m from the closest established property in Woodland Close and the 4 storey block would be 32m from the closest established property in Woodland Close. In addition, the land slopes down into the site relative to Woodland Close such that these closest would appear as 2 storeys when viewed from Woodland Close. The taller properties are considered to be suitably distant from Dell Road not to appear dominant within this street scene.
- 6.18 The houses would all be provided with private garden areas and parking would be provided either off street to the side of the dwellings or directly in front of the dwellings. The smaller properties would effectively have shared parking to the front of the dwellings in a communal area. Whilst it is preferred that car parking is more discreet, it is not considered the scheme is objectionable on this basis. It is also noted that there is significant level of planting and screening proposed around the site to soften these areas.
- 6.19 The proposed dwellings are traditionally designed with regular proportions, with pitched roofs and regular shaped window openings. The properties comprise hipped and gable roofs to the front elevations to provide interest and variety. Bay windows and porch canopies also feature on a number of properties. Given the nature of the surrounding development it is considered that the design approach to the houses is appropriate. The submitted plans show a mixture of materials to be used across to the site to add variety to the street scene.
- 6.20 The flatted blocks are proposed where the land rises to the east of the site, and would have communal spaces to the rear and parking adjacent. Again, as with the smaller units the parking is quite obvious next to the buildings, but the landscaping and planting that is shown on the plans should soften the impact of this parking somewhat.
- 6.21 The proposed flat blocks replicate some of the features of the lower level dwellings, picking up on the materials, roof pitches and some of the window details. The buildings would use brick and render finishes which is considered to be appropriate.

It is not considered an objection to the design of the flat blocks could be substantiated.

- 6.22 Accordingly the proposal is considered to satisfy the relevant criteria of Policies PMD1, PMD2 and CSTP22 of the Core Strategy.

V. CONTAMINATION AND PREVIOUS USES

- 6.23 The Council's Environmental Health Officer considers that the site will be suitable for residential use provided that a remediation scheme is undertaken. This can be covered by suitably worded planning conditions imposed on any consent granted.

VI. ENERGY AND SUSTAINABILITY

- 6.24 Adopted Core Strategy policies PMD12 (Sustainable Buildings) and PMD13 (Decentralised, Renewable and Low Carbon Energy Generation) are relevant to this application. PMD12 required that new dwellings are consistent with Code for Sustainable Homes Level 4 from 2013. However this requirement has since been superseded by Government guidance in March 2015. Policy PMD13 requires that major residential and commercial developments secure 10% of their predicted energy demands from decentralised, renewable or low carbon sources from 2010, increasing to 15% from 2015.
- 6.25 The application is accompanied by a sustainable design and energy statement for the site. The report submitted considers the energy demands of the development and assesses the potential to include renewable energy technologies.
- 6.26 The report concludes that the use of photovoltaic technology would reduce the energy use across the site to achieve the required reduction in CO₂ emissions at the lowest capital costs and provide the greatest benefit to the occupiers in terms of fuel savings and feed in tariff revenue. The report concludes that the policy target will be exceeded.

VIII. FLOOD RISK AND SITE DRAINAGE

- 6.27 The Flood Risk Manager raises no objections to the proposals, subject to conditions requiring details of the surface water drainage system to be submitted prior to the commencement of development.

IX. AFFORDABLE HOUSING AND PLANNING OBLIGATIONS

- 6.28 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The Policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.29 The applicant has agreed to a contribution towards education facilities as required by the Councils' Education team and will be completing a 106 Agreement to ensure

that the woodland area to the south of the site is provided to the Land Trust for public access to allow outdoor space is available for residents. The proposal therefore accords with Policy PMD16 in this regard.

- 6.30 In addition to infrastructure, Policy CSTP2: (The Provision of Affordable Housing) seeks the minimum provision of 35% of the total number of residential units built to be provided as Affordable Housing. The applicant has put forward a scheme with a policy compliant 35% affordable housing in accordance with Policy CSTP2 of the Core Strategy.

X. ARCHAEOLOGY AND HISTORIC BUILDINGS

- 6.31 The response from the Archaeology team at Essex County Council recommends a watching brief in case there is material of any interest. This could be covered by an appropriate condition.
- 6.32 The comments from the Council's Heritage Advisor note that the site adjoins the boundary with The Dell in College Avenue, which is a Grade II Listed building [The Dell was originally constructed in 1871, when its owner, Alfred Russel Wallace purchased the site due to it having views over the treetops to the west]. The Advisor notes that The Dell has lost much of its original setting, but considers that plots no 67 and 68 impact on the setting of the building.
- 6.33 The applicant's Heritage Statement accepts that The Dell is important as a home of notable figure, and is also significant from an architectural perspective as it is an early example of a concrete building. However, the applicant argues that the significance of the building has been eroded by the changes that have been made to it over time. The applicant cites the changes of use that have taken place, the playing courts, hard surfacing surfaces and the Grays Convent school as having a detrimental effect on the original character of the building.
- 6.34 The plots that are closest to the building and referred to by the Heritage Advisor would flank onto the side garden of The Dell. They would be in close proximity to the boundary, however they would be some 20m from the closest point of the existing building at The Dell, and are not located directly behind the building, but at an acute angle. It is also part of the proposal to increase the planting on the boundary between the site and The Dell.
- 6.35 Weighing up the balance between making the best use of the previously development land, considering the existing impact of the present development on that building and the limited impact on the listed building that this scheme would have, it is considered that it would be difficult to sustain an objection on the basis of any negative impact on the heritage asset.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 The site lies within a residentially allocated area, is previously developed land and is in one of the major regeneration hubs in the Borough. In addition the LDF Site Specific Allocation and Policies Local Plan Further Issues and Options consultation (January 2013) included the land as a potential housing site. Accordingly the principle of the development of the site for residential purposes is sound.

- 7.2 The proposal would lead to an increase in vehicles using the highway. However the proposed access points, layout and parking provision is considered to be acceptable and compliant with Council policy.
- 7.3 The design and layout is acceptable. Other matters such as noise, archaeology, ecology, flood risk and contamination could be dealt with by appropriate conditions. Any relatively minor impact of the development upon the Grade II listed building is considered to be outweighed by other considerations.
- 7.4 The applicant is completing a legal agreement to provide a policy compliant level of affordable housing, education contributions and a long term management strategy with the Land Trust to allow public access to managed woodland to the southern part of the site.

8.0 RECOMMENDATION

APPROVAL of planning permission, subject to:

- 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:
 - Education Contribution
 - Affordable Housing at 35% of total units
 - Management Strategy for the woodland area with the Land Trust to make it available for public access via a walkway and viewing platform
- ii) the following planning 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.

Accordance with Plans

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

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

Materials

- The development hereby permitted shall be carried out in accordance with the materials and details shown on plan No 14.042/111 P1, "Materials Plan" dated 06.06.2016 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 [2011].

No extensions or roof alterations without permission

4. Notwithstanding the provisions of Schedule 2 Part 1 Classes A, B, and C of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification] no extensions or roof alterations shall be carried out to the building[s] hereby permitted.

REASON: In the interests of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings and does not impact on the amenities of neighbours in accordance with Policies PMD1 and PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

Communal TV Aerials/Satellite

5. 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] the flats hereby permitted shall be equipped with a communal satellite dishes. Details of the number, size, external appearance and the positions of the satellite dishes shall be submitted to and agreed in writing by the local planning authority prior to the installation of such systems. The agreed communal satellite dish systems shall be installed prior to the residential occupation of the flats and thereafter retained. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any Order revoking or re-enacting that Order with or without modification] other than those agreed by way of the above scheme, no additional satellite dishes or aerials shall be fixed to the building comprising the flats hereby permitted without the prior written approval of the local planning authority.

REASON: In the interests of visual amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Drainage Strategy (FRM)

6. No development shall take place until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:
 - I. Provide information about the design, storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters
 - II. Include a period for its implementation; and
 - III. Provide a management and maintenance plan of the development which shall include the arrangements for adopted by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent environmental and amenity problems arising from flooding.

Landscaping (L&EO)

7. 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.

This scheme should ensure that the mitigation requirements of the Ecological Impact Assessment are fully integrated. The submitted scheme shall also include details of the ongoing management responsibilities for the separate areas within the site.

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).

Landscape Protection

8. All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing, or Heras fencing (as agreed in writing with the Local Planning Authority) for the duration of the demolition and construction period at a distance equivalent to not less than the spread from the trunk. Such fencing shall be erected prior to the commencement of any works on the site. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside this fencing; no changes in ground level may be made or underground services installed within the spread of any tree or shrub [including hedges] without the previous written consent of the local planning authority.

REASON: To ensure that all existing trees are properly protected, in the interests of visual amenity and to accord with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Woodland Management (L&EO)

9. Prior to the first occupation of any of the units within the site, a Woodland Management Plan for the woodland area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. This Management Plan shall include details of all elements of public access, including the management of the walkway and viewing platform.

Thereafter, development shall be carried out strictly in accordance with the details approved.

REASON: To ensure that all existing trees are properly protected, in the interests of visual amenity and to accord with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Boundary Treatments

10. The boundary treatments on the site shall be completed in accordance with the details shown on plan 14.042.107 P1, "Boundary Treatment Plan", dated 06.06.2016 before the occupation of the buildings and thereafter retained strictly in accordance with the details approved.

REASON: In the interests of visual amenity, privacy and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings as required by policies CSTP22 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Contaminated Land (Accordance with known details)

11. The development of the site shall take place in accordance with the methodology and recommendations set out in the "Ground Investigation Report Proposed residential development, Off Dell Road, Grays, Soiltechnics Ltd, Report No STL2980R-G01, Revision 04, April 2016".

REASON: To ensure the development is suitable for human habitation in accordance with Policies PMD1 and PMD2 of the Core Strategy 2011.

Contaminated Land (Watching brief)

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters (particularly the Secondary and Principal aquifers and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Decentralised, Renewable & Low Carbon Energy

13. Prior to the first occupation of any of the units on site, details of the measures to demonstrate that the development has achieved the generation of at least 10% of its energy needs through the use of decentralised, renewable or low carbon

technologies shall be submitted to and approved in writing by the local planning authority. The approved measures thereafter be retained in the agreed form unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

Construction & Environmental Management Plan (CEMP)

14. The development hereby permitted shall be carried out strictly in accordance with the details contained in the document titled "Construction Management Plan: Land at Treetop School Dell Road Grays unless previously agreed in writing with the Local Planning Authority.

REASON: In order to minimise any adverse impacts arising from the construction of the development in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011]

Demolition & Construction Working Hours

15. No demolition or construction works in connection with the development hereby permitted shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Fridays 0800 – 1900 hours and
Saturdays 0080 – 1300 hours

unless the prior written approval of the local planning authority has been obtained.

REASON: In the interest of protecting surrounding residential amenity and in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

Lifetime Homes

16. Unless otherwise agreed in writing by the local planning authority, the dwellings on the site shall meet Lifetime Homes standards.

REASON: In order to produce flexible, accessible and adaptable homes appropriate to diverse and changing needs in accordance with Policy CSTP1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

Archaeology (Trial Trenching)

17. No development or groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority

REASON: In the interests of the historical integrity of the site.

Bin Storage

18. Prior to any development above ground level plans detailing the number, size, location, design and materials of bin stores to serve the residential development together with details of the means of access to bin stores shall be submitted to and agreed in writing with the local planning authority. The agreed bin storage shall be provided prior to the first occupation of any of the dwellings and shall be permanently retained in the form agreed.

REASON: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

Roads and footpaths prior to occupation

19. 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 to the standards of 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 highway safety and amenities of the occupiers of the proposed residential development.

Sight Splays (Individuals Plots)

20. Before any dwelling vehicle access is first used, clear to ground level sight splays of 1.5 metres x 1.5 metres from the back of the footway shall be laid out either side of the proposed access within the site and maintained at all times.

REASON: In the interests of highway safety.

Garages for parking of cars only

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 and Section 55 of the Town and Country Planning Act 1990, any garage hereby approved/permitted shall only be used for the parking of cars in connection with the residential use of that dwelling and for no other purposes whatsoever.

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.

Travel Plan

22. None of the units hereby permitted shall be occupied until such time that a Travel Plan the whole development has been submitted to and approved by the local planning authority. The approved measures shall be permanently kept in place

unless otherwise agreed in writing by the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the agreed measures contained in the Travel Plan are being undertaken at any given time.

REASON: To reduce reliance on the use of private cars in the interests of Sustainability, highways safety and amenity in accordance with Policy PMD10 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

Highways Access Construction Specification

23. Details shall be submitted showing the layout, dimensions and construction specification of the proposed access to the highway, such details shall be approved and implemented on site to the satisfaction of the Local Planning Authority before occupation of the development hereby permitted. This information should include the layout, dimensions and construction specification of any temporary access to the highway to be used during the construction period.

REASON: In the interests of highway safety and efficiency.

Details of Improvements to Dell Road

24. Prior to the commencement of development, details of the proposed improvements to Dell Road shall be submitted to the Local Planning Authority for approval. These details should illustrate the layout and dimensions and construction specification and thereafter once approved development shall be carried out, and strictly retained, in accordance with the details approved.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011.

Speed Reduction Measures and Sight Splays on Dell Road

25. Prior to the commencement of development, details of the sight splays and speed reduction measures to be provided to both junctions on Dell Road shall be submitted to the Local Planning Authority for approval. Thereafter once approved the development shall be carried out, and strictly retained, in accordance with the details approved. The sight lines shall be provided such that no obstruction is present within the splays above the level of the adjoin highways carriageway and maintained accordingly.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011.

Revised Parking Layout

26. Prior to the commencement of development, details of a revised parking layout for Plots 9 – 22 shall be submitted to the Local Planning Authority for approval. This layout shall address the requirement to provide between 1.5 and 2 spaces per 2 bedroom house. Thereafter once approved the development shall be carried out, and strictly retained, in accordance with the details approved.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011.

Construction Traffic Routing

27. Prior to the commencement of development, details of the Construction Traffic Routing for vehicles entering the site shall be submitted to the Local Planning Authority for approval. This layout shall address the requirement for larger vehicles to access the site and should take into account any weight limits on that route.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011.

Cycle Parking

28. Prior to the first occupation of the development hereby approved details of the cycle parking facilities for each unit shall be submitted to and agreed in writing with the local planning authority. Provision shall be made for 1 cycle parking space per unit. The agreed facilities shall be installed on site prior to the first occupation of the dwellings and shall thereafter be permanently retained for sole use as cycle parking for the users and visitors of the development.

REASON: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

Informative(s)

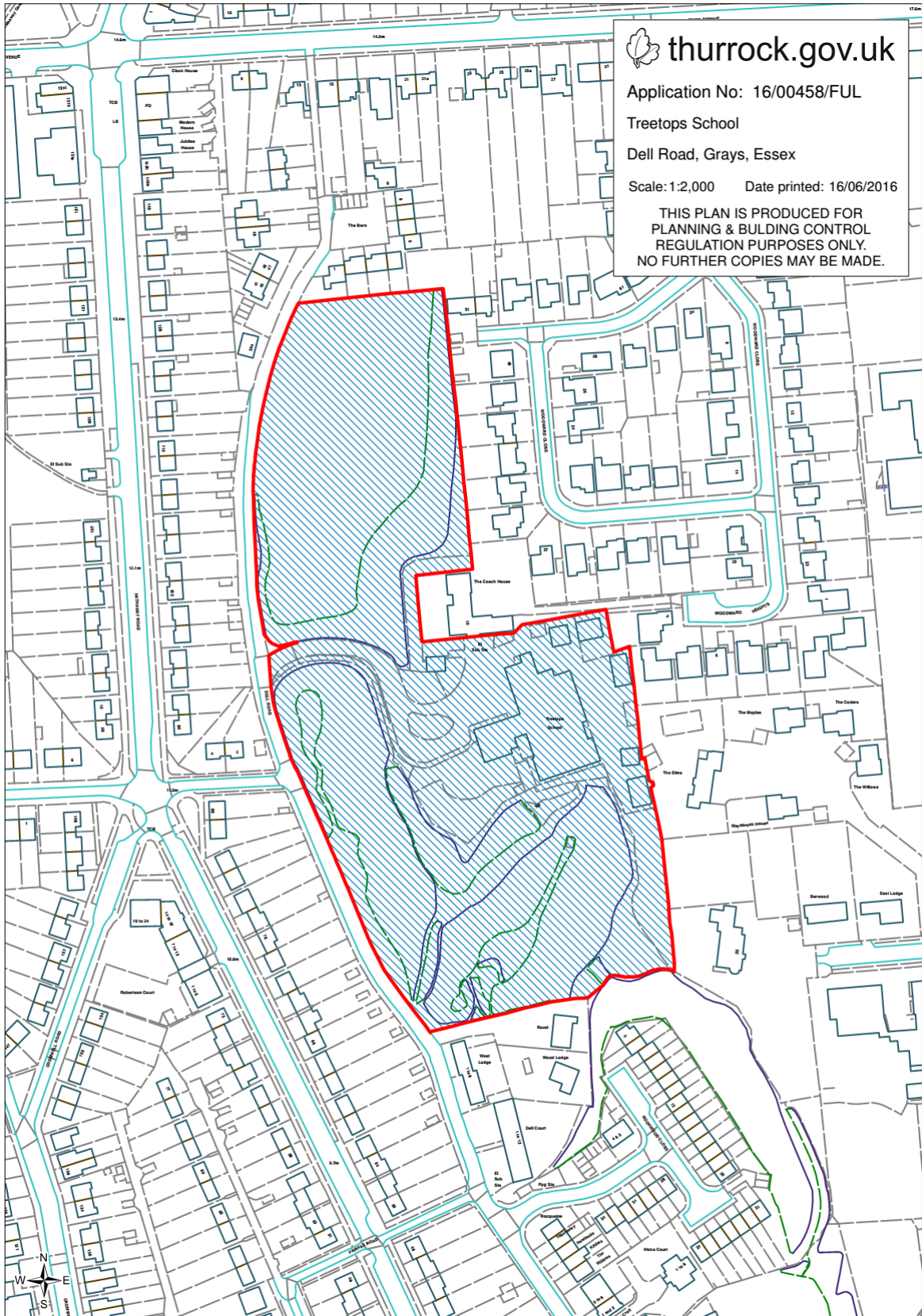
Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works to apply for a Section 278 Agreement.


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

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: 16/00458/FUL
Treetops School
Dell Road, Grays, Essex
Scale: 1:2,000 Date printed: 16/06/2016
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