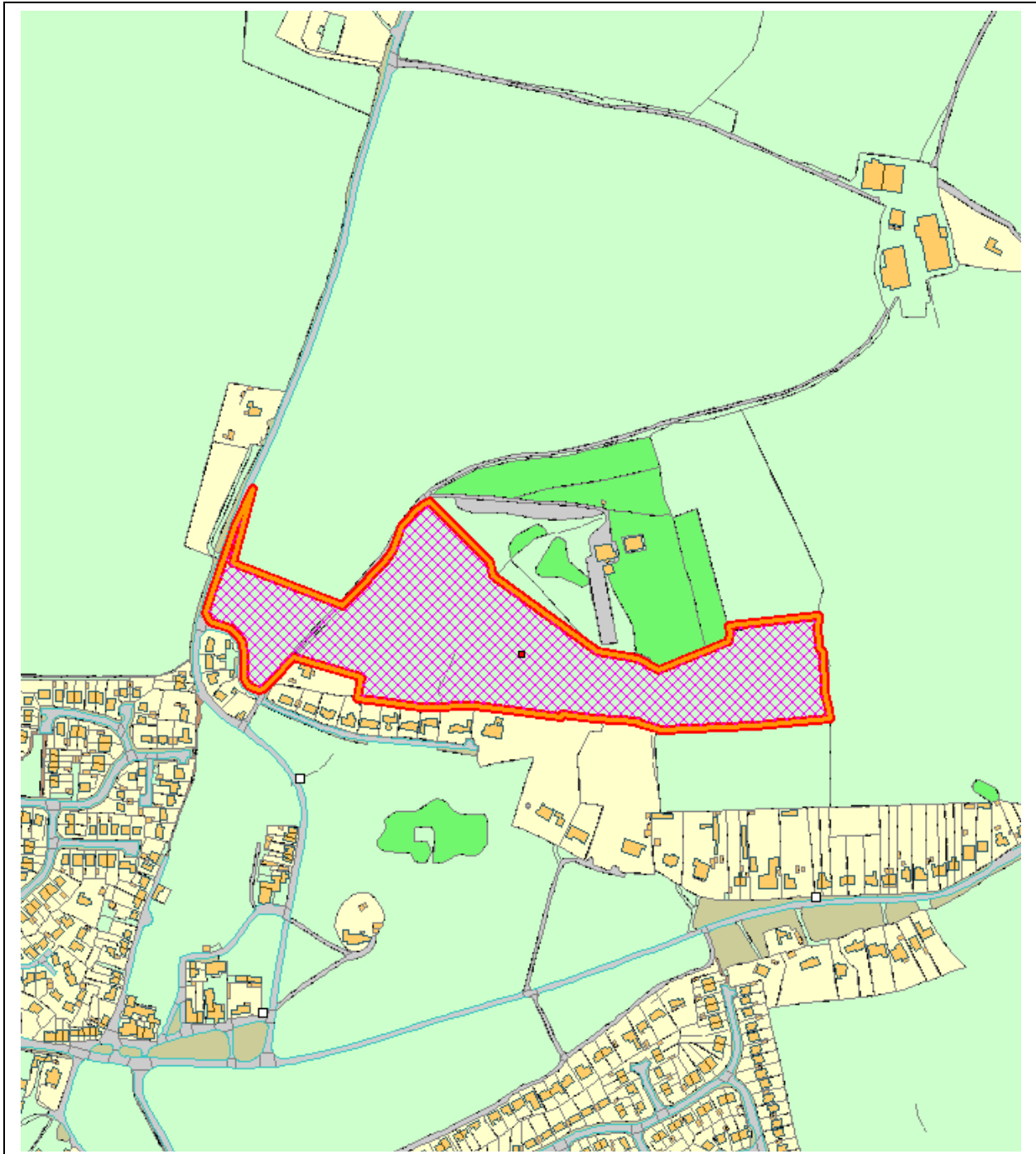


PLANNING COMMITTEE

19 APRIL 2017

REPORT OF THE HEAD OF PLANNING

**A.1 PLANNING APPLICATION – 16/01912/DETAIL – LAND AT ADMIRALS FARM,  
HECKFORDS ROAD, GREAT BENTLEY, ESSEX CO7 8RS**



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<b>Application:</b>	1601912/DETAIL	<b>Town / Parish:</b> Great Bentley
<b>Applicant:</b>	Hills Building Group	
<b>Address:</b>	Land at Admirals Farm, Heckfords Road, Great Bentley, Essex CO7 8RS	
<b>Development:</b>	Proposed erection of 50 dwellings, garages and associated works.	

**This reserved matters application was first considered by the Planning Committee on 31<sup>st</sup> March 2017. Following discussion by the Committee, it was resolved that consideration of this application be deferred to enable negotiations to take place with the applicant for:**

- 1. Plots 17, 18 and 19 to have larger dwellings and gardens; and**
- 2. Larger Green Gap for views through woodland.**

**Officers have discussed these matters with the applicant and revised plans have been submitted which:**

- Increase the internal floor area of the plots 17, 18 and 19 (affordable gifted houses) from 62-75sqm up to 79-93sqm and increased the gardens to all be excess of 100sqm;**
- Improved the appearance of these affordable homes with revised decorative features;**
- Increase the gardens for plots 27-31 (the almshouse style terrace houses) to be policy compliant at 75-77sqm; and**
- Altered the layout to increase the size of the green gap.**

**Officers have asked the applicants for further detailed amendments to the design of the affordable homes and further revised drawings are expected ready for the Committee's consideration.**

**The Officers' report of 31<sup>st</sup> March 2017 is replicated below with relevant updates highlighted in bold text.**

## **1. Executive Summary**

- 1.1 This is a reserved matters application seeking approval of detailed plans for 50 dwellings on land at Admirals Farm off Heckfords Road, on the northern edge of Great Bentley. This follows on from the approval of outline planning permission 16/00133/OUT on 28th September 2016 in line with the Committee's resolution of 19th April 2016. Outline planning permission was granted subject to a s106 legal agreement and 17 planning conditions.
- 1.2 15 objections have been received from residents, mainly raising matters of principle that were already considered at outline stage. However, some of the objections raise detailed concerns about the development's conformity with the indicative plans approved at outline stage, the visual impact on the Conservation Area, the potential connections into adjoining undeveloped land and the use of Moors Lane as a pedestrian footpath.
- 1.3 The applicants have made revisions to their proposed layout, at the request of Officers, in order to bring them more in line with the indicative outline drawings and to retain a better

visual gap between the village green and the open countryside beyond and thus minimise impacts on the Conservation Area. Following the revisions, the design and layout of the development is considered by Officers to be acceptable. **The properties all meet and exceed the Council's standards for quality, garden sizes and parking.** Accordingly, the application is recommended for approval.

**Recommendation: Approval**

**Conditions:**

1. Accordance with approved plans.

## **2. Planning Policy**

### **National Planning Policy Framework (NPPF)**

- 2.1 The National Planning Policy Framework (March 2012) sets out the Government's planning policies and how these are expected to be applied at the local level.
- 2.2 Planning law requires that applications for planning permission be determined in accordance with the 'development plan' unless material considerations indicate otherwise. The NPPF doesn't change the statutory status of the development plan as the starting point for decision taking. Where proposed development accords with an up to date Local Plan it should be approved and where it does not it should be refused – unless other material considerations indicate otherwise. An important material consideration is the NPPF's 'presumption in favour of sustainable development'. The NPPF defines 'sustainable development' as having three dimensions:
  - an economic role;
  - a social role; and
  - an environmental role.
- 2.3 These dimensions have to be considered together and not in isolation. The NPPF requires Local Planning Authorities to positively seek opportunities to meet the development needs of their area whilst allowing sufficient flexibility to adapt to change. Where relevant policies in Local Plans are either absent or out of date, there is an expectation for Councils to approve planning applications, without delay, unless the adverse impacts would significantly and demonstrably outweigh the benefits.
- 2.4 Section 7 of the NPPF relates to design. Paragraph 56 states that government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 2.5 Paragraph 187 of the NPPF states *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should*

*work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.*

## **Local Plan**

- 2.6 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the ‘development plan’ unless material considerations indicate otherwise. In the case of Tendring the development plan consist of the following:

**Tendring District Local Plan (Adopted November 2007)** – as ‘saved’ through a Direction from the Secretary of State. Relevant policies include:

QL3: Minimising and Managing Flood Risk: Seeks to direct development away from land at a high risk of flooding and requires a Flood Risk Assessment for developments in Flood Zone 1 on sites of 1 hectare or more.

QL9: Design of New Development: Provides general criteria against which the design of new development will be judged.

QL10: Designing New Development to Meet Functional Needs: Requires development to meet functional requirements relating to access, community safety and infrastructure provision.

QL11: Environmental Impacts: Requires new development to be compatible with its surrounding land uses and to minimise adverse environmental impacts.

HG3a: Mixed Communities: Promotes a mix of housing types, sizes and tenures to meet the needs of all sectors of housing demand.

HG6: Dwellings Size and Type: Requires a mix of housing types, sizes and tenures on developments of 10 or more dwellings.

HG9: Private Amenity Space: Requires a minimum level of private amenity space (garden space) for new homes depending on how many bedrooms they have.

HG14: Side Isolation: Requires a minimum distance between detached properties.

COM2: Community Safety: Requires developments to contribute toward a safe and secure environment and minimise the opportunities for crime and anti-social behaviour.

COM6: Provision of Recreational Open Space for New Residential Developments: Requires residential developments on sites of 1.5 hectares or more to provide 10% of the site area as public open space, or a financial contribution from smaller developments.

COM21: Light Pollution: Requires external lighting for new development to avoid unacceptable impacts on the landscape, wildlife or highway and pedestrian safety.

COM23: General Pollution: States that permission will be refused for developments that have a significant adverse effect through the release of pollutants.

COM31a: Sewerage and Sewage Disposal: Seeks to ensure that new development is able to deal with waste water and effluent.

EN12: Design and Access Statements: Requires Design and Access Statements to be submitted with most planning applications.

EN13: Sustainable Drainage Systems: Requires developments to incorporate sustainable drainage systems to manage surface water run-off.

TR1a: Development Affecting Highways: Requires developments affecting highways to aim to reduce and prevent hazards and inconvenience to traffic.

TR3a: Provision for Walking: Seeks to maximise opportunities to link development with existing footpaths and rights of way and provide convenient, safe attractive and direct routes for walking.

TR5: Provision for Cycling: Requires all major developments to provide appropriate facilities for cyclists.

TR7: Vehicle Parking at New Development: Refers to the adopted Essex County Council parking standards which will be applied to all non-residential development.

**Tendring District Local Plan: 2013-2033 and Beyond Proposed Submission Draft (November 2012), as amended by the Tendring District Local Plan Pre-Submission Focussed Changes (January 2014).**

Relevant policies include:

SPL3: Sustainable Design: Sets out the criteria against which the design of new development will be judged.

HP4: Open Space, Sports and Recreation Facilities: Requires larger residential developments to provide a minimum 10% of land as open space with financial contributions toward off-site provision required from smaller sites.

LP2: Housing Choice: Promotes a range of house size, type and tenure on large housing developments to reflect the projected needs of the housing market.

LP3: Housing Density and Standards: Policy requires the density of new housing development to reflect accessibility to local services, minimum floor space requirements, the need for a mix of housing, the character of surrounding development and on-site infrastructure requirements.

LP4: Housing Layout: Policy seeks to ensure large housing developments achieve a layout that, amongst other requirements, promotes health and wellbeing; minimises opportunities

for crime and anti-social behaviour; ensures safe movement for large vehicles including emergency services and waste collection; and ensures sufficient off-street parking.

PPL1: Development and Flood Risk: Seeks to direct development away from land at a high risk of flooding and requires a Flood Risk Assessment for developments in Flood Zone 1 on sites of 1 hectare or more.

PPL3: The Rural Landscape: Requires developments to conserve, where possible, key features that contribute toward the local distinctiveness of the landscape and include suitable measures for landscape conservation and enhancement.

PPL5: Water Conservation, Drainage and Sewerage: Requires developments to incorporate sustainable drainage systems to manage surface water run-off and ensure that new development is able to deal with waste water and effluent.

CP1: Sustainable Transport and Accessibility: Requires developments to include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport.

### **Other Guidance**

Essex County Council Car Parking Standards – Design and Good Practice

Essex Design Guide for Residential and Mixed-Use Areas.

## **3. Relevant Planning History**

3.1 The site has the following planning history:

15/00682/OUT	Proposed erection of 75 dwellings, garages, roads and associated works.	Refused	08.01.2016
16/00133/OUT	Proposed erection of 50 dwellings, garages, roads and associated works.	Approved	28.09.2016
16/01999/OUT	A doctors surgery and twenty five dwellings, associated infrastructure and landscaping.	Current	

## **4. Consultations**

**TDC  
Principal Tree &  
Landscape  
Officer**

The main body of the application site is in agricultural use and has been planted with a winter cereal crop. There are no trees or other significant vegetation in the main body of the land with the exception of a short row of mature trees extending into the land at the western end of the southern boundary. The applicant has submitted a detailed soft landscaping plan that shows a sufficient level of new planting that will both soften and enhance the character and appearance of the development and the wider area.

[The Tree Officer also required more arboricultural details to be provided, which were subsequently submitted].

<b>Natural England</b>	Natural England has no comments to make on the reserved matters.
<b>Essex County Council Flood Authority</b>	In the absence of an updated surface water drainage strategy, we object to this application and recommend refusal of planning permission until a satisfactory one has been submitted.
<b>ECC Schools</b>	Financial contributions of £62,685 for early years and childcare provision, £183,270 for primary school provision, £185,610 for secondary school provision and £42,180 for school transport are requested to mitigate the impact of the development on education provision.

## 5. Representations

5.1 19 representations have been received in response to this application, of which 17 are objections. The majority of these objections still relate to the principle of the development as opposed to the detail, despite the grant of outline planning permission. These matters of concern in principle include:

- The development will not help the local community
- Houses will be bought by people from outside the village
- The houses will not be affordable for local people
- Only one house is shown to be affordable
- The development will only provide a large profit for the landowner and developer
- Increase in already heavy traffic
- Pedestrian safety here and elsewhere in the village will worsen
- The junction of Heckfords Road and the A133 is dangerous
- Views from the conservation area will be adversely affected
- Not enough parking in the village
- Negative impact on sense of community
- Lack of public transport, particularly bus services
- Disproportionate levels of development going to Great Bentley
- No school places
- No capacity at the doctors surgery
- Chemist is constantly busy
- Other approved developments in other villages will address the housing shortage
- Parish Council members should not be allowed to profit from building work
- Disruption to bats and other wildlife
- Light pollution on the night sky
- No safe passage to the proposed foot path on the west of Heckfords Road
- Developers should be made to use brownfield sites first

5.2 A number of the objections, observations and suggestions do however relate specifically to the detail of the proposal that is under consideration as part of this application. These include:

- The scheme is not in general conformity with the indicative plan submitted at outline stage;
- Some plots would impeded views from the village green to the north – contrary to the green gap incorporated into the indicative plan;
- Concern about the impact on the tree line in the absence of a full tree survey/report;

- Concern about the access roads extending to the boundary of adjoining land, indicating an intention for further phases of development;
- Not clear what the intentions are for Moors Lane as there are no hard landscaping proposals included with the application;
- Pedestrian access via Moors Lane has been retained, contrary to the condition imposed at outline stage and the advice of the Highway Authority;
- The gateway on Moors Lane should be replaced with hedging and reinforced with fencing to prevent pedestrians straying towards a dangerous crossing point;
- The gateway slightly to the West and South of the playground which has direct access to Moors Close should be similarly hedged and fenced; and
- Careful consideration needs to be given to the fact that a playground is planned in the south front section.

5.3 Great Bentley Parish Council supports the application subject to the following:

- a) The reinstatement of the gap shown in the outline permission providing a view from the Green between plots 41 & 42 to open countryside. Much was made of this gap by the developers at the time.
- b) The removal of the multiple vehicle access points from the site to other potential developments with no planning permission.
- c) The closure of the pedestrian access from the development down Moors Lane via Moors Close onto The Village Green which potentially leads to children trying to cross the main road into the village at a blind bend rather than walk across wet grass.

## **6. Assessment**

### **The Site**

6.1 The application site comprises just under 6.8 hectares of agricultural land located at the northern edge of the village of Great Bentley, east of Heckford's Road and north of Moors Close. The site is flat and the western part of the site is visible from Heckford's Road, whilst the rest of the site is relatively well contained within the landscape, barely visible from most medium-long distance public view-points, mainly due to the strong line of trees and hedges along the northern boundary. The site is irregular in shape and lies adjacent to the settlement development boundary and Great Bentley Conservation Area. A water pumping station with woodland within its grounds lies to the north of the site.

### **The Proposal**

6.2 The proposal is the development of 50 dwellings on land at Admirals Farm comprising the following dwelling mix:

- 9 x 2-bed bungalow
- 9 x 2-bed house
- 8 x 2-bed house
- 21 x 4-bed house
- 3 x 2-3 bed affordable



- 6.3 The scheme provides for mix of dwellings sizes and types in line with the Council's adopted and emerging planning policies. The scheme includes areas of open space, a play area and sustainable drainage features.

### **Architectural Drawings**

- 3522-0001 P01 Site Location Plan
- 3522-0010 P01 Existing Block Plan
- 3522-0011 P06 Proposed Site Block Plan
  
- 3522-0101 P01 House Type 1 – 2 Bed Bungalow – Proposed Floor Plans and Elevations
- 3522-0201 P01 House Type 2 – 2 Bed House Almshouse Style – Proposed Floor Plans and Elevations
- 3522-0301 P01 House Type 3 – 2 Bed House – Proposed Floor Plans and Elevations
- 3522-0401 P01 House Type 4 – 3 Bed House – Proposed Floor Plans and Elevations
- 3522-0401A P01 House Type 4A – 3 Bed House – Proposed Floor Plans and Elevations
- 3522-0501 P01 House Type 5 – 3 Bed House – Proposed Floor Plans and Elevations
- 3522-0601 P01 House Type 6 – 4 Bed House – Proposed Floor Plans and Elevations
- 3522-0601A P01 House Type 6A – 4 Bed House – Proposed Floor Plans and Elevations
- 3522-0701 P01 House Type 7 – 4 Bed House – Proposed Floor Plans and Elevations
- 3522-0801 P01 House Type 8 – 4 Bed House – Proposed Floor Plans and Elevations
- 3522-0901 P01 House Type 9 – 4 Bed House – Proposed Floor Plans and Elevations
- 3522-1001 P01 House Type 10 – 1 No 3 Bed & 2 No 2 Bed Houses – Proposed Floor Plans and Elevations
  
- 3522-0103 P01 Garage Type 1 – Single Garage
- 3522-0104 P01 Garage Type 2 – Double Garage
  
- 16.2030.01 Rev A Soft Landscape Proposals (1of 6)
- 16.2030.02 Rev A Soft Landscape Proposals (2of 6)
- 16.2030.03 Rev A Soft Landscape Proposals (3of 6)
- 16.2030.04 Rev A Soft Landscape Proposals (4of 6)
- 16.2030.05 Rev A Soft Landscape Proposals (5of 6)
- 16.2030.06 Rev A Soft Landscape Proposals (6of 6)

### **Matters under consideration**

- 6.4 The principle of development has already been established through the grant of outline planning permission (application 15/00133/OUT). The report to Planning Committee on 19<sup>th</sup> April 2016 considered the following matters:
- Principle of development;
  - Highways, transport and accessibility;
  - Flood risk and drainage;
  - Infrastructure impact
  - Landscape, visual impact and trees;
  - Open space;
  - Ecology;
  - Impact upon neighbours;
  - Council Housing / Affordable Housing;
  - Indicative design and layout upon the Conservation Area; and
  - Other issues (including loss of agricultural land).

6.5 The reserved matters under consideration as part of this application are:

- Layout;
- Landscape;
- Scale; and
- Appearance.

### Layout

6.6 The proposed layout of the scheme involves 50 dwellings accessed via a new access road off Heckfords Road which passes through an area of land to remain undeveloped and crosses Moors Lane before the development starts. The irregular and, in parts, narrow shape of the site dictates that a large part of the site is in the form of two rows of dwellings orientated in a front-to-front layout overlooking the new highway and areas of open space.

6.7 The main spine road passing through the centre of the site extends almost all the way to the very eastern edges of the site and provision is made for extending into adjoining land in the future. Officers note that the land north of the site is subject of a separate outline planning application for a doctors surgery and an additional 25 dwellings. **[This application has now been refused.]**

### Retaining an undeveloped gap

6.8 Condition 5 of the outline planning permission required that the reserved matters shall be in general conformity with the submitted Illustrative Masterplan dated 7th March 2016 but with the exclusion of any dedicated pedestrian access route via Moors Lane, as shown on that drawing. That master plan drawing was submitted to the Council by the applicants to address local concerns (raised in relation to the earlier refused application) about the potential impact of development on views in and out of the Conservation Area, particularly as seen through gaps between properties looking out onto the green. The reason for the Council specifically seeking to avoid a dedicated pedestrian access route via Moors Lane was also in response to local concerns.

6.9 The illustrative Masterplan included a notable undeveloped section in the centre of the site which had been included to facilitate a visual link between the village green and the wooded area to the north. However, in the proposed reserved matters layout, as originally submitted, only a very small gap had been included and this attracted some objections from local residents. Initially the applicants suggested that the grant of planning permission 13/00648/FUL, in 2013, for a block of three apartments on land adjacent The Moors negated the need for an undeveloped gap because the new building would block out views between the village green and the woodland in any event. It is understood that a physical start has been made on that development.

6.10 However, even if this were the case, the condition clearly requires general conformity with the Masterplan and the absence of an undeveloped gap would be a breach of that condition. In response to Officers' concerns, the layout was amended to change the location of one of the dwellings and therefore create a more substantial undeveloped gap. Whilst the gap is still not as big as that shown in the Masterplan, it is more in the spirit of

what the Masterplan is trying to achieve and Officers consider that general conformity is achieved. **[Further revisions have now been made to widen the gap].**

#### Pedestrian access along Moors Lane

- 6.11 Condition 5 of the outline planning permission required general conformity with the Masterplan but with the exclusion of any dedicated pedestrian access route via Moors Lane, as shown on that drawing. The submitted Masterplan had shown Moors Lane as the principal pedestrian access route which was unacceptable to the Highway Authority and raised concerns amongst local residents. The technical highway drawings therefore required a new footway to be created along Heckfords Road, which must be put in place prior to the occupation of the development.
- 6.12 Some residents have suggested that the reserved matters application fails to comply with the general conformity condition because Moors Lane and its connection to Moors Close is still shown on the plans and is incorporated into the development. There are suggestions that any right of way along Moors Lane should be extinguished and that the gateway should either be fenced off or hedged over. However, the proposed layout does not seek to encourage pedestrian movements along Moors Lane and the footpaths all connect to the proposed footway onto Heckfords Road. Therefore Moors Lane is not shown as a dedicated pedestrian access and Officers are comfortable that the intention of the planning condition has been met.

#### Connections to adjoining land

- 6.13 The layout includes sections to the north of the site, to the east and in the north-east corner where the roads extend almost to the very edge of the site boundaries thus allowing the potential for access to adjoining land in the future. This has attracted objections from the Parish Council and some residents, concerned about future phases of development. Indeed, application 16/01999/OUT proposes a further 25 dwellings on adjoining land to the north east. **[This application has now been refused.]**
- 6.14 However, this approach is not uncommon in new developments and there is no planning policy reason why a scheme should be refused or amended for including such potential connection points. Any future developments on adjoining land would require planning permission and would be assessed on their merits against relevant policies at the appropriate time. Including access points does not make it a foregone conclusion that further development will be permitted, but on the same token, it keeps the option open if or when further development is required.
- 6.15 Officers do not propose any amendments to remove these potential connection points from the layout.

#### General principles

- 6.16 Officers consider that the proposed layout is acceptable for this location, that the development includes open spaces at logical locations that will minimise visual impacts on the wider area and provide for sustainable drainage features. The layout seeks to follow

well established 'secured-by-design' principles by having properties laid out front to front and back to back.

#### Garden and dwelling sizes

- 6.17 Policy HG9 in the adopted Local Plan sets minimum private amenity standards for new dwellings which require a minimum of 100 square metres for any house of 3 or more bedrooms, 75 square metres for any 2 bed house and 50 square metres for any 1 bed house.
- 6.18 The majority of the plots on this development achieve these minimum requirements and generally exceed the requirements comfortably. The only exception are the five properties on plots 27 to 31 which are specifically designed in an 'almshouse style'. Officers have explored this with the developers who have explained that they are trying to retain some smaller, more affordable market units within the scheme by deliberately trying to discourage extensions being built in the future, and making the houses bigger with additional bedrooms. These homes are being provided with first time buyers in mind. The smaller gardens have been offset with an over provision of public open space for people to be able to enjoy on a communal basis. Officers are satisfied that the shortfall represents only affects a small number of dwellings and that generally across the site the standards are met and exceeded very comfortably. **[These gardens have now been increased in size to be policy compliant].**
- 6.19 For dwelling sizes, neither the adopted Local Plan nor the emerging plan contains specific standards as these are to be required at a national level through the building regulations. However, the properties proposed have gross internal floor areas (GIA) are generally in excess of the minimum requirements that were being promoted by the Council, in line with the London Design Guide, in the earlier iteration of the draft Local Plan. The 2-bed properties on the site have GIAs of between 62 and 110 sqm; the 3-bed properties range from 127 to 134 sqm; and the 4-bed properties range from 162 to 228 sqm. **[The affordable gifted units have now been increased in size from 62-75sqm up to 79-93sqm].**

#### Landscape

- 6.20 The applicants have submitted landscaping proposals for the development. This shows the provision of trees and hedges for individual properties as well as trees and planting associated with the open space and the site boundaries. The landscaping scheme for the development proposes. The landscaping proposal is required as a condition of the original outline planning permission and the Council's Principal Tree and Landscape Officer has considered the proposal in detail and is satisfied that it represents an acceptable approach.

#### Scale

- 6.21 The proposed height of properties throughout the site is acceptable for the area with particular care taken to ensuring that the bungalows are located in central parts of the site where visual gaps between the village green and the woodland might exist. The properties adjoining those in Moors Close are set back well in excess of minimum back to back standards and are at a plot density that is in keeping with the existing established pattern of

development. Concerns over private amenity, overlooking or loss of light are therefore kept to a minimum.

### **Appearance**

- 6.22 The key consideration for in relation to the appearance of this development is its impact upon the setting and appearance of the Great Bentley Conservation Area. Whilst the site does not itself form part of the designated Conservation Area, there are key gaps in the built frontage of development around the green. These afford some glimpse views out to the site and the woodland beyond and, as a result, there is potential for new development to be visible and have a visual impact upon what can be seen from the village green. As explained above, the applicants have revised the proposed layout to include a more substantial undeveloped gap within the centre of the site and the properties will be set well away from Heckfords Road itself.
- 6.23 Turning to the individual design of properties, being a site that backs onto existing established development and that will not be readily visible from main public viewpoints within the Conservation Area, there is no set theme of design or architecture that development should be expected to follow. Also, the architecture throughout Great Bentley is fairly mixed and there is no obvious prevailing style to follow or reflect. The range of traditional designs within the scheme are considered acceptable to Officers for this location.
- 6.24 House Type 1 is a 3-bedroom bungalow of simple traditional design. There are nine of these bungalows mixed within the development. The almshouses comprise a terrace of five smaller 1 ½ storey 2-bed terraced houses arranged around an area of open space with smaller rear gardens and parking spaces to the rear.
- 6.25 House Type 3 is a 2bedroom house of traditional design with a simple porch and symmetrical window layout, of which there will be four within the development. House Type 4A is 4-bed gable fronted house with an integral garage – again there will four of these within the development. House Type 5 is a 3-bed house, gable fronted with a bay window of which there will be five. House Types 6 and 6A represent 5 x 4-bed houses – one type with a attached garage and the other variation with a room above the attached garage and a design that includes a symmetrical window layout and bay window features on one side.
- 6.26 House Type 7 is a more substantial 4-bed house type with a double garage and more decorative features around the front door, of which there will be 7 on site. House Type 8 follows a neo-Georgian grand design with sash windows and lighter materials of which there will be five. House Type 9 is another large 4-bed unit with more substantial decorative features around doors and windows of which there will be three.
- 6.27 The three affordable units to be transferred to the Council are in a terrace, in simple but traditional form with the larger 3-bed property forming a gable end to the scheme. **[Revisions to the design have been made to include more attractive decorative features, bringing the affordable units more in line with appearance of some of the private houses].**

### **Flood Authority Objection**

- 6.28 Officers note the objection from Essex County Council in its capacity as the local Flood Authority, requiring a detailed drainage scheme. However, as one of the pre-commencement conditions on the outline application is to secure a drainage plan, Officers do not see it necessary to withhold reserved matters approval. The details will need to be provided and agreed by the Council in consultation with ECC before any development can commence.

**Discharge of planning obligations**

- 6.29 Outline planning permission was granted following the completion of a s106 legal agreement dated 5<sup>th</sup> September 2016 entered into by the Council, Essex County Council, the landowners and the developers. The s106 agreement contains for schedules of obligations as summarised below.

**Schedule 1 – Education Contribution and Secondary School Transport Contribution**

- 6.30 Schedule 1 requires the owner/developer to make financial contributions of towards early years and childcare, primary education and secondary school transport based on Essex County Council’s standard formula. Half of the money has to be paid to Essex County Council before development commences and the other half of the money must be paid before 26 of the dwellings can be occupied. After ten years, the owner/developer can request that any unspent money be returned.

**Schedule 2 – Affordable Housing**

- 6.31 Schedule 2 requires three of the dwellings to be built and transferred to the Council for £1 each before 60% of the market dwellings, I.e. 28 of the dwellings can be occupied. The three affordable dwellings are identified in the submitted plans.

**Schedule 3 –Open Space**

- 6.32 Schedule 3 requires the owners to submit an open space specification and management plan for the Council’s approval before any of the new dwellings can be occupied and that the open space itself be laid our ready for use before 80% (i.e. 40) of the dwellings can be occupied.

**Schedule 4 – Health Contribution**

- 6.33 Schedule 4 requires a sum of just over £15,000 to be paid to the Council before 26 of the dwellings can be occupied, This will them be transferred to the NHS for providing healthcare facilities at the Hollies GP practice. The money has to be paid pack to the developer if it has not been spent within 5 years of receipt.

**Schedule of accommodation**

<b>Plot</b>	<b>Size/Type</b>	<b>Gross internal area (sqm)</b>	<b>Garden size (sqm) approx.</b>	<b>Parking</b>	<b>Policy compliant ?</b>
Plot 1	4 bed house	172	570	3	Yes

	(HT-8)				
Plot 2	4 bed house (HT-7)	183	360	4	Yes
Plot 3	2 bed bungalow (HT-1)	110	156	3	Yes
Plot 4	3 bed house (HT-5)	128	300	3	Yes
Plot 5	4 bed house (HT-6A)	190 sqm	288	3	Yes
Plot 6	4 bed house (HT-8)	172 sqm	400	6	Yes
Plot 7	3 bed house (HT-5)	128 sqm	280	2	Yes
Plot 8	2 bed house (HT-3)	100 sqm	280	2	Yes
Plot 9	3-bed house (HT-4A)	134	132	2	Yes
Plot 10	4 bed house (HT-8)	172 sqm	310	6	Yes
Plot 11	4 bed house (HT-7)	183 sqm	320	4	Yes
Plot 12	4 bed house (HT-9)	228 sqm	200	4	Yes
Plot 13	4 bed house (HT-6)	163 sqm	200	2	Yes
Plot 14	2 bed house (HT-3)	100 sqm	140	2	Yes
Plot 15	3 bed house (HT-5)	128 sqm	120	2	Yes
Plot 16	2 bed house (HT-3)	100 sqm	130	2	Yes
<b>Plot 17</b>	<b>2 bed affordable house (HT-10)</b>	<b>79 sqm</b>	<b>108</b>	<b>2</b>	<b>Yes</b>
<b>Plot 18</b>	<b>2 bed affordable house (HT-10)</b>	<b>79 sqm</b>	<b>120</b>	<b>2</b>	<b>Yes</b>
<b>Plot 19</b>	<b>3 bed affordable house (HT-10)</b>	<b>93 sqm</b>	<b>117</b>	<b>2</b>	<b>Yes</b>
Plot 20	3-bed house (HT-4A)	134 sqm	450	2	Yes
Plot 21	2 bed bungalow (HT-1)	110 sqm	450	2	Yes
Plot 22	2 bed bungalow (HT-1)	110 sqm	240	3	Yes
Plot 23	2 bed house (HT-3)	100 sqm	190	2	Yes
Plot 24	3 bed house (HT-5)	128 sqm	250	3	Yes
Plot	2 bed bungalow	110 sqm	280	3	Yes

25	(HT-1)				
Plot 26	4 bed house (HT-6A)	190 sqm	300	3	Yes
<b>Plot 27</b>	<b>2 bed house (HT-2)</b>	<b>98 sqm</b>	<b>77</b>	<b>2</b>	<b>Yes</b>
<b>Plot 28</b>	<b>2 bed house (HT-2)</b>	<b>98 sqm</b>	<b>75</b>	<b>2</b>	<b>Yes</b>
<b>Plot 29</b>	<b>2 bed house (HT-2)</b>	<b>98 sqm</b>	<b>75</b>	<b>2</b>	<b>Yes</b>
<b>Plot 30</b>	<b>2 bed house (HT-2)</b>	<b>98 sqm</b>	<b>75</b>	<b>2</b>	<b>Yes</b>
<b>Plot 31</b>	<b>2 bed house (HT-2)</b>	<b>98 sqm</b>	<b>77</b>	<b>2</b>	<b>Yes</b>
Plot 32	2 bed bungalow (HT-1)	110 sqm	150	3	Yes
Plot 33	2 bed bungalow (HT-1)	110 sqm	220	3	Yes
Plot 34	4 bed house (HT-7)	183 sqm	320	4	Yes
Plot 35	3-bed house (HT-4A)	134 sqm	100	3	Yes
Plot 36	3 bed house (HT-5)	128 sqm	140	2	Yes
Plot 37	4 bed house (HT-7)	183 sqm	200	4	Yes
Plot 38	3-bed house (HT-4A)	134 sqm	100	2	Yes
Plot 39	4 bed house (HT-7)	183 sqm	200	4	Yes
Plot 40	2 bed bungalow (HT-1)	110 sqm	170	2	Yes
Plot 41	2 bed bungalow (HT-1)	110 sqm	200	2	Yes
Plot 42	2 bed bungalow (HT-1)	110 sqm	160	2	Yes
Plot 43	4 bed house (HT-8)	172 sqm	440	4	Yes
Plot 44	4 bed house (HT-7)	183 sqm	340	4	Yes
Plot 45	4 bed house (HT-6A)	190 sqm	300	2	Yes
Plot 46	4 bed house (HT-9)33	228 sqm	680	4	Yes
Plot 47	4 bed house (HT-8)	172 sqm	300	4	Yes
Plot 48	4 bed house (HT-9)	228 sqm	800	4	Yes
Plot	4 bed house	183 sqm	290	4	Yes



49	(HT-7)				
Plot 50	4 bed house (HT-6)	163 sqm	170	2	Yes

### **Conclusions**

6.34 The principle of development has already been established through the grant of outline planning permission and the reserved matters proposal **[with the applicant's revisions]** is considered by Officers to be acceptable. The recommendation is therefore approval.

### **Background Papers**

None.