

Land North of Hall Road, Rochford

Rochford District Council

Planning Application Index

Prepared on behalf of Bellway Homes Ltd

April 2010

Land North of Hall Road, Rochford

Rochford District Council

Scope of Planning Application

Prepared on behalf of Bellway Homes Ltd

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1.0 INTRODUCTION

- 1.1 The purpose of this document is to identify the various documents and drawings to be submitted with the planning application, their status and purpose. This document also sets out an index of consultants instructed by the applicant to provide advice and the scope of their advice.
- 1.2 The site comprises 33.45 ha and consists of a large single arable field forming a rectangular area of land abutting the western built up edge of Rochford. The site is bounded by Hall Road to the south. There are a number of large detached residential properties located immediately to the south of Hall Road. The site is also surrounded by large ditches along its western, northern and eastern boundaries as well as in part along its southern boundary. The site is enclosed and contained on its northern boundary by a tree belt approximately 15 metres in height and a substantial hedgerow approximately 5 - 6 metres in height comprising oak, ash, maple, hawthorn and blackthorn species.
- 1.3 The site has an open character due to its agricultural (arable) land use. However, the close proximity to local roads and existing residential areas to the south and east, as well as its robust boundary vegetation mean that it is well screened in local views and is well related and connected to the existing urban area.
- 1.4 The site is located 1000m from Rochford Town Centre and 600m from Rochford Railway Station (50mins to London Liverpool Street). Existing bus services run from the station to Southend and Rayleigh.
- 1.5 In response to the proposed identification of land to the west of Rochford in the Submission Draft of the Core Strategy, the key principles of the proposed development are as follows:
- 600 residential units as a mix of sizes and densities.
 - Creation of a high quality open space and landscape feature to the west of the site to provide a new boundary to the Green Belt.
 - Provision of a strategic planting buffer on the western edge to maintain the character and openness of the Green Belt.

- Provision of two principal residential site access points from Hall Road.
- An area of at least 1.1 ha for a new primary school including playing fields in the centre of the site corner.
- Creation of pedestrian and cycle links to the town centre.
- Provision of sustainable drainage systems.
- Retention and enhancement of trees on Hall Road.
- Retention of views towards key features to enhance the sense of place.

1.6 Some 19.52 ha are identified as net residential development, which at an average of 30.7 dwellings per hectare (dph) would accommodate circa 600 dwellings. Densities range across the site with lower densities of 25 dph located around the periphery. Higher densities of 35 dph are located towards the middle of the site adjacent to a central square. The remainder of the site contains medium densities of 30 dph.

1.7 A density range will enable the provision of a mix of dwelling sizes and types within the site. The dwelling range will comprise a mix of 1, 2, 3, 4, 5 and 6 bedroom flats and houses.

1.8 The lower and medium density elements will be two and two and half storeys in height, whilst the higher density elements will rise to a maximum of three storeys in height.

1.9 In accordance with Regulation 5(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 a request for a Screening Opinion has been submitted to Rochford District Council (RDC) in order to identify whether an Environmental Impact Assessment (EIA) is required.

1.10 Outline planning permission is sought for:

“Residential Development (Class C3) of 600 dwellings, associated access and a new primary school on Land north of Hall Road, Rochford. Such development to include the

infrastructure associated with residential development, public open space and new vehicular and pedestrian access routes.”

For Approval: The documents and drawings that we seek to be formerly approved as part of the application. They should be identified in any decision letter and/or can also be incorporated by way of condition or obligation.

Supporting: The documents and drawings that are submitted to provide information in support of the planning application.

- 1.11 This index confirms those documents and drawings which are submitted for approval and those submitted as supporting material.
- 1.12 Any points of clarification should be addressed to Barton Willmore LLP in the first instance:

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2.0 PLANNING DOCUMENT INDEX

Doc.	Title	Purpose	Status	Author/Lead
1.	Planning Application Index	To set out the documents and drawings submitted in support/for approval.	To Support	Barton Willmore (BWP)
2.	Planning Statement (inc Affordable Housing Statement)	To set out the merits of the application in the context of the development plan and other material considerations and to include draft HoTs.	To Support	BWP
3.	Planning Application Drawings (see separate schedule)	To fix and illustrate the scheme design.	a. For Approval b. In support	BWP
4.	Alternative Sites Assessment	To demonstrate suitable alternative land supply	To Support	BWP
5.	Design and Access Statement (including Open Space Assessment and Waste Management Plan)	To Illustrate the design evolution of the scheme having regard to best practice and guidance. To provide a link between the constraints of the site and the best design response to them.	To Support	BWP
6.	Transport Assessment	To outline the transport aspects of the application and illustrate accessibility to the site by all modes of transport and the likely modal split of journeys to and from the site. To provide details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts.	To Support	Ardent Consulting

7.	Sustainability Statement	To outline the sustainable merits of the proposed scheme.	To Support	NJL Consulting
8.	Energy Statement	To outline the renewable energy merits of the proposed scheme	To Support	NJL Consulting
9.	Arboricultural Implication Assessment	Health and condition survey of all existing trees on the site.	To Support	DF Clark
10.	Flood Risk Assessment (including drainage strategy)	To identify and assess the risks to all forms of flooding to and from the development and demonstrate how these floor risks will be managed, taking climate change into account. To identify opportunities to reduce the probability and consequences of flooding. To design surface water management systems and address the requirement for safe access to and from the development in areas at risk from flooding.	In Support Drainage Strategy for Approval	Ardent Consulting
11.	Air Quality Assessment	To include information to allow a full consideration of the impact of the proposal on air quality of the area.	To Support	GE Solutions
12.	Noise Assessment	To identify whether the development would create adverse noise impacts on the surrounding area	To Support	H & H Acoustic Consultancy
13.	Landscape and Visual Assessment	Landscape design proposals for the site.	To Support	Barton Willmore
14.	Biodiversity Management Plan	Biodiversity Management Plan for the site.	To Support	Barton Willmore
15.	Ecology Report	To identify any possible impacts on wildlife and biodiversity.	To Support	Ecology Solutions
16.	Social Infrastructure	To identify any possible	To Support	Hunt Dobson

	Assessment	impacts on social infrastructure.		Stringer
17.	Ground Conditions/ Contamination Statement (remediation strategy)	To determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. If contamination is identified information to determine whether the scheme can proceed.	To Support Remediation Strategy for Approval	Geo - Environmental / Ardent Consulting
18.	Archaeology Report	To identify and important archaeological features to be retained and mitigation measures proposed.	To Support	Essex County Council Field Archaeology Unit
19.	Utilities Assessment	To identify the proposed methods for the disposal of foul sewage and the principles behind the proposed utilities provision.	To Support	Ardent Consulting
20.	Soils and Agricultural Assessment	To identify the quality of land and any adverse impacts on the loss of agricultural land.	To Support	Reading Agricultural Consultants
21.	Statement of Community Involvement			

3.0 DRAWING INDEX

Drawing Number	Title	Status	Author
For Approval			
PL-02	Application Boundary Plan (redline/blueline plan)	For Approval	BWP
PL-01	Site Location Plan	For Approval	BWP
PL-03	Parameters Plan	For Approval	BWP
G550-005	Access Plan (Western)	For Approval	Ardent
G550-006	Access Plan (Eastern)	For Approval	Ardent
18293 L8 Rev D	Landscape Strategy Plan	For Approval	BWP
To Support			
	Illustrative plans in the DAS	In Support	BWP
	Photos and Photomontages	In Support	BWP

4.0 CLIENT/CONSULTANT INDEX LIST

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