

TOWN & COUNTRY PLANNING ACT, 1990

NOTICE OF DECISION

Date : 19th September 2013

Application No : 13/00351/OUT
Parish : Hockley Parish Council
Proposal : Outline Application to Demolish Warehouse Units 27, 28 and 29 and Construct Three Storey Building Incorporating 5no. Retail Units and 20 Flats (8no. Two Bedroomed and 12no. One Bedroomed) and Associated Parking and Amenity Areas. All Matters Reserved.

Site Location : 27 - 29 Eldon Way Hockley Essex
Applicant : Mr Stuart Reeves - Sapphire Packaging

The Council as District Planning Authority hereby give notice of their decision to **REFUSE OUTLINE PLANNING PERMISSION** for the above proposal as described in drawing(s) 1301/1B, 1301/1C and 1301/2 date stamped 20th June 2013, for the reasons set out below.

Your attention is drawn to the notes enclosed

REASONS FOR REFUSAL

- 1 The proposal would be tantamount to overdevelopment of this site. This is by virtue of the lack of compliance with the amenity space provision within Supplementary Planning Document 2 which requires flatted schemes to provide 25m² of communal private amenity space per flat. With the need to provide space for bin storage and bicycle storage, amenity space provision is further reduced within the proposed development. This is also due to the inadequate parking provision formed by use of the minimum rather than the preferred bay size criteria, inadequate quantity of parking spaces required, lack of provision of disabled and powered two wheeler parking bays and lack of servicing arrangements for the retail units all contrary to the Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010 and policy SAT7 of the Local Plan 2006. Collectively, these would result in a development that would not meet policy and supplementary planning guidance criteria and would represent overdevelopment of the site. This would be contrary to parts iii), iv) and v) to policy HP6 of the Local Plan 2006 and to policy CP1 of the Core Strategy and the National Planning Policy Framework (NPPF) which seek good, high quality design.

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- 2 The proposal does not provide information to advise how it will contribute towards delivery of the Hockley Area Action Plan (HAAP) Submission Document spatial framework. This framework, together with Appendix H1 to policy H1 of the Core Strategy 2011, requires proposals for redevelopment within the Eldon Way Opportunity Site to be comprehensively planned including necessary infrastructure requirements. The current proposal does not provide information as to how infrastructure requirements would be met for the wider HAAP site, contrary to policies 1, 2, 3 and 6 of the HAAP Submission Document, Appendix H1 to policy H1 of the Core Strategy 2011 and policies CLT5 and CLT7 of the Core Strategy 2011. In addition, no transport assessment and travel plan has been submitted which is a requirement within policy 3 of the HAAP Submission Document. Also, due to the lack of clarity around the proposed affordable housing provision it is unclear as to how the proposal would adhere to policy H4 of the Core Strategy 2011 which requires the provision of affordable housing for schemes of the scale proposed unless economically unviable, rendering the site undeliverable. A site such as this, which is part of the wider Eldon Way Opportunity Site within the HAAP Submission Document, has the potential to be unsustainable without adherence to such policy requirements which look to seek infrastructure to support the provision of the additional dwellings and retail within this location, in a comprehensively planned manner.

STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the basis of the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development in line with the Council's pre-application advice service.

Relevant Development Plan Policies and Proposals:

Policies H1, H4, H5, H6, CP1, ENV4, ENV8, ENV9, ENV10, CLT1, CLT2, CLT3, CLT5 CLT6, CLT7, T1, T3, T8, ED1, ED3, ED4, RTC1, RTC2 and RTC6 of the Core Strategy 2011

Policies HP6, HP10, HP11, EB6, SAT7 and UT2 of the Local Plan 2006

Supplementary Planning Document 1 - Educational Contributions

Supplementary Planning Document 2 - Housing Design

Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010

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Allocations Submission Document April 2013

Hockley Area Action Plan Submission Document November 2012



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