

LO08v1_PL/P22-1166

15 May 2023

FAO Ms Katie Rodgers

Planning Department
Rochford District Council
Council Offices
South Street
Rochford
Essex
SS4 1BW

Dear Katie,

S.73 application to vary condition 4 of Hybrid Planning Permission (LPA Reference: 20/00363/OUT) granted on appeal (PINS Reference: APP/B1550/W/21/3283646)

Land east of Ashingdon Road and north of Rochford Garden Way, Rochford, Essex

I write on behalf of Bloor Homes (Eastern) to submit a formal request to vary condition 4 of the outline planning permission referred to above. This variation of condition application is made following various discussions and meetings with yourself regarding this site. The application has been submitted via the Planning Portal and has the reference **PP-11811870**. The relevant fee of **£234.00** (plus Planning Portal service charge) has been paid directly by the applicant via the Portal.

Primarily, this submission is made following the pre-application meeting on 23 September 2022, and your subsequent written advice dated 29 September 2022. The pre-application response confirmed that, for Phases 2 and 3 where matters of layout and access were approved in detail by the hybrid permission, a variation of condition application would be needed for any minor amends that would affect these approved matters.

Accordingly, this variation of condition application is made to vary the following relevant plans approved by condition 4. The amends relate to the layout and access of the Phase 2 and 3 development parcels, and the northern area of greenspace that falls within Phase 1.

Suite 4, Pioneer House, Vision Park, Histon, Cambridge, CB24 9NL
T 01223 202100 E Cambridge@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

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Plan Title	Approved Reference	Revised reference
Phasing Plan	P18-2109_63-02C	P18-2109_63-02D
Landscape Masterplan – Green Corridor	P18-2109_83B-1	P18-2109_83G-1
Landscape Masterplan – Green Corridor	P18-2109_83B-2	P18-2109_83G-2
Landscape Masterplan	P18-2109_59D	P18-2109_59J
Phase 2 and 3 Layout	P18-2109_63_03S	P18-2109_63_03AB
Parameter Plan – Development Platforms	185180-036	185180-036 Rev A
Parameter Plan – Land Use and Access	P18-2109_39D	P18-2109_39E

All other plans approved by condition 4 are unaffected by the proposed changes and therefore remain the same.

The following additional plans are submitted for information purposes only and are not for approval.



Plan Title	Reference
Phase 2 & 3 Garden Sizes Plan	P18-2109_93_01C
Phase 2 & 3 Parking Strategy Plan	P18-2109_93_04
Phase 2 & 3 Refuse Strategy Plan	P18-2109_93_05A
CGI	P18-2109_DE_101_A_03
CGI	P18-2109_DE_101_A_04
CGI	P18-2109_DE_101_A_05
CGI	P18-2109_DE_101_B_07
CGI	P18-2109_DE_101_B_10
Character Areas Plan	P18-2109_64_03E
Regulatory Plan (key buildings)	P18-2109_64_04D
Indicative Landscape Sections	P18-2109_101B

The layout amendments provide clarity to plot locations, sizes and building regulations accessible standard (Part M) in accordance with the S106 Agreement requirement for affordable homes to meet Part M4(3)(2)(b) standards, and enable an update to the Flood Alleviation Strategy, as per outline condition 18 technical approval correspondence with the LLFA.

As the northern attenuation basin falls within Phase 1, an updated Phasing Plan is submitted to ensure the amended basin area remains within Phase 1, with the amended residential developable areas remaining within Phase 3.

The overall quantum of homes proposed (662) remains unaltered by this submission; this includes the quantum of affordable homes. The amendments to the scheme do result in minor changes to the housing mix. The number of open market 2-bed and 3-bed homes increase by 7 and 6 units respectively, with the number of 4-bed dwellings consequentially decreasing by 13 units. The number of affordable 2-bed homes increase by 2 units, with the number of 3-bed units decreasing by 2 dwellings.



The amended housing mix would continue to provide accommodation that caters for a balanced community and would help to meet the diverse needs of local residents as required by Policy H5 of the Core Strategy.

The proposed changes to the layout are therefore considered to be appropriate for consideration as a minor material change to the hybrid permission. The amends do not alter the principle of the development that was approved by the original permission, and the new layout does not substantially alter the scale and nature of the approved development. In addition, the layout remains compliant with local planning policy and will ensure compliance with relevant conditions and obligations attached to the original permission.

This includes general consistency with the design code that was approved for Phase 1, which will ensure a cohesive form of development within Phases 2 and 3 that follows on appropriately from Phase 1. The layout will continue to create a scheme that is suitable in character for the context, and will have no adverse impact on the amenity of either existing or new residents. To this end, extensive and detailed engagement has been undertaken with RDC Officers and Place Services Urban Design to ensure that the submitted plans are acceptable from both Planning and Urban Design perspectives.

I trust the above and enclosed assists in determining these proposals. We look forward to receiving confirmation that this application is valid and your expected timescales for determining the application. Please do not hesitate to contact me should you require any further information at this time. We welcome the opportunity to discuss this submission further with you.

Yours sincerely,

Pegasus Group

Anas Makda
Senior Planner
Enc. Application documents