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## **PLANNING STATEMENT**

**Application for the approval of reserved matters (layout, scale, appearance and landscaping) in relation to the outline application permission 14/00813/OUT at land between Windermere Avenue, Malyons Lane and Lower Road, Hullbridge for the development of 500 dwellings together with associated access, car parking, landscaping, open space and relates works.**

**Prepared by Strutt and Parker on behalf of Barratt David Wilson Homes (Eastern Counties)**

**February 2018**

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Site Name:	Land between Windermere Avenue, Malyons Lane and Lower Road, Hullbridge
Client Name:	Barratt David Wilson Homes (Eastern Counties)
Type of Report:	Planning Statement
Prepared by:	Hayley Morley
Approved by:	Andy Butcher
Date:	14 <sup>th</sup> February 2018

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## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Strutt & Parker on behalf of Barratt David Wilson Homes (Eastern Counties) (BDW). It supports the reserved matters submission for the approval of layout, scale, appearance and landscaping in relation to the outline application permission 14/00813/OUT at land between Windermere Avenue, Malyons Lane and Lower Road, Hullbridge (hereinafter referred to as 'the site') for the development of 500 dwellings together with associated access, car parking, landscaping, open space and relation works.
- 1.2 Every year since 2009, Barratt Homes has officially been the highest quality major national housebuilder, having been awarded an exclusive '5 Star Housebuilder Award' by the Homebuilders Federation, the only major national housebuilder to be awarded this accreditation every year since 2010. David Wilson Homes, part of the Barratt Group, benefit from a proven track-record of delivering high quality major residential development schemes in the South East.
- 1.3 This reserved matter submission has been prepared in accordance with the grant of outline planning permission: - 14/00813/OUT dated 18<sup>th</sup> January 2017 "Outline application for development of 500 dwellings, together with associated access, car parking, landscaping, open space and related works".

### **Scope of Reserved Matters**

- 1.4 The outline permission require plans and particulars of reserved matters relating to landscaping, appearance, layout and scale to be submitted and agreed in writing by the Local Planning Authority (Condition 1).
- 1.5 Further to condition 1, the outline planning permission also identifies a number of conditions that require submission as part of the reserved matters. These are set out below, and in further detail in section 3.0 of this Planning Statement:-
- Condition No.24 – Archaeology
  - Condition No.25 - Archaeology
  - Condition No.38 – Submission of details for bridle path in reserved matters



- 1.6 A separate application has been submitted to Rochford District Council concurrent with the reserved matters application for the removal of condition No.38 (planning portal reference PP-06709042), and therefore the details pursuant to this condition do not form part of this reserved matters submission.

### **Other Applications**

- 1.7 The outline planning permission also requires the submission of details prior to the submission of the reserved matters application as follows:
- Condition No.6 – Submission of public realm design strategy for the whole site
  - Condition No.7 – Submission of design brief prior to submission of reserved matters
- 1.7 An application has already been submitted to Rochford District Council to discharge the requirements of these conditions, application reference 17/01242/DOC. The determination deadline for this application is 1<sup>st</sup> March 2018.
- 1.8 Concurrent with the submission of this reserved matters application, a separate application will be submitted to discharge a number of the pre-commencement conditions on the outline consent (planning portal reference PP-06709023), as well as a separate application for the variation of conditions No.4 and No.8 (planning portal reference PP-0670914).
- 1.9 The details of the conditions to be discharged, removed or amended are summarised within section 3.0 of this statement.

## 2.0 SITE & SURROUNDING CONTEXT

- 2.1 The application site comprises a parcel of land extending to 21.79 hectares to the south - west of the existing built up area of Hullbridge bounded by Windermere Avenue to the north and extending down to Lower Road to the south.
- 2.2 The site is agricultural land with several large agricultural buildings and three dwellings on site. There is also a telecommunications mast on site.



- 2.3 In the adopted Allocations Plan (February 2014) the application site is allocated for residential development under Policy SER6a and SER 6b. The whole of the SER6a and SER6b allocation site is identified to provide up to 500 dwellings over a total site area of 23.4ha at a density of 30 dwellings per hectare with associated open space.



## Planning History

- 2.4 Outline planning permission was granted on 18<sup>th</sup> January 2017 under reference 14/00813/OUT with all matters reserved for future determination apart from access. The outline consent established the principle of development for 500 new homes on the site, together with open space and landscaping.
- 2.5 The outline permission is accompanied by a Section 106 Agreement, which provides for: -
- Affordable Housing
  - Public Open Space, Landscaping, Play Areas and Associated Facilities
  - Sports and Recreation Facilities
  - Health Services Contribution
  - Contribution to Cycle Route No.135
  - Education Contribution
  - Highway Improvements
  - Travel Information Pack



### 3.0 DESCRIPTION OF THE PROPOSALS

3.1 The application for Reserved Matters provides for: -

- 500 high quality houses and apartments, including 175 (35%) affordable homes;
- An on-site sustainable drainage system;
- Landscaped open space totalling 6.2 hectares including 2 local areas for play and a locally equipped area for play;
- Access arrangements as agreed in the outline permission but also including a bus lay-by and bus stop at Lower Road; and
- The access arrangements and requirements for affordable housing, play provision and contributions to health and education.

3.2 The Design Brief Document and Public Realm Design Strategy has been ensure a cohesive and holistic approach is taken to the design of the reserved matters planning application. This document, which has been submitted to the District Council pursuant to conditions No.6 and No.7 of the outline consent, should be read in conjunction with this reserved matters application.

3.3 As indicated in the outline consent and in particular condition No.7, it was anticipated that the site may come forward in a phased approach. The site will be developed comprehensively but as indicated in the Design Brief document and on the Site Plan (accommodation schedule), part of the site will be developed by David Wilson Homes and part by Barratt Homes.

3.4 In providing the detail necessary to determine the above proposal, the decision notice for 14/00813/OUT identifies a series of conditions that should be submitted concurrently with the Reserved Matters Application. These are set out below as well as the supportive submission information provided to satisfy each condition. –

Reserved Matters Conditions		
<b>1</b>	No development shall be carried out within any phase (RM application site area) until plans and particulars showing precise details of the layout, scale, design and external appearance, access (save for access points to the site as shown on the approved Parameters Plan) and landscaping of	The information submitted in respect of the reserved matters are detailed as follows: -  <b>Appearance, Layout, Scale and Access</b> (save for access points): The proposals are detailed on the following plans produced by Grafik:

<p>the site have been submitted to and approved in writing by the LPA.</p>	<p><u>Site Plans</u></p> <ul style="list-style-type: none"> <li>• 001 Location Plan</li> <li>• 002 Site Layout</li> <li>• 003 Massing Plan</li> <li>• 004 Refuse Strategy Plan</li> <li>• 005 Boundary Treatment Plan</li> <li>• 006 Materials Plan</li> <li>• 007 Fire Strategy Plan</li> <li>• 008 Tenure Plan</li> <li>• 009 Adoptable Plan</li> <li>• 010 Garden Area Plan</li> <li>• 011 Character Areas</li> <li>• 012 Public Open Space Plan</li> <li>• 015 Street Scenes A-C</li> <li>• 016 Street Scenes D-G</li> </ul> <p><u>House Types</u></p> <ul style="list-style-type: none"> <li>• 020 P382 Archford Floor Plans</li> <li>• 021 P382 Archford Elevations (1)</li> <li>• 022 P382 Archford Elevations (2)</li> <li>• 023 P341 Hadley Floor Plans</li> <li>• 024 P341 Hadley Elevations (1)</li> <li>• 025 P341 Hadley Elevations (2)</li> <li>• 026 P341 Hadley Elevations (3)</li> <li>• 027 H406 Baysater Floor Plans</li> <li>• 028 H406 Baysater Elevations (1)</li> <li>• 029 H406 Baysater Elevations (2)</li> <li>• 030 H406 Baysater Elevations (3)</li> <li>• 031 H436 Layton Floor Plans</li> <li>• 032 H436 Layton Elevations (1)</li> <li>• 033 H436 Layton Elevations (2)</li> <li>• 034 H469 Holden Floor Plans</li> <li>• 035 H469 Holden Elevations (1)</li> <li>• 036 H469 Holden Elevations (2)</li> <li>• 037 H241 Winston Floor Plans</li> <li>• 038 H241 Winston Elevations (1)</li> <li>• 039 H451 Hurst Floor Plans</li> <li>• 040 H451 Hurst Elevations (1)</li> <li>• 041 H433 Connell Floor Plans</li> <li>• 042 H433 Connell Elevations (1)</li> <li>• 043 H433 Connell Elevations (2)</li> <li>• 044 H433 Connell Elevations (3)</li> <li>• 045 H577 Manning Floor Plans</li> <li>• 046 H577 Manning Elevations (1)</li> <li>• 047 H577 Manning Elevations (2)</li> <li>• 048 H588 Henley Floor Plans</li> <li>• 049 H588 Henley Elevations (1)</li> <li>• 050 H588 Henley Elevations (2)</li> <li>• 051 H588 Henley Elevations (3)</li> </ul>
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		<ul style="list-style-type: none"> <li>• 052 H586 Evesham Floor Plans</li> <li>• 053 H586 Evesham Elevations (1)</li> <li>• 054 H586 Evesham Elevations (2)</li> <li>• 055 H546 Arbury Floor Plans</li> <li>• 056 H546 Arbury Elevations (1)</li> <li>• 057 EsK Eskdale Floor Plans</li> <li>• 058 EsK Eskdale Elevations (1)</li> <li>• 059 EsK Eskdale Elevations (2)</li> <li>• 060 MAI Maidstone Floor Plans</li> <li>• 061 MAI Maidstone Elevations (1)</li> <li>• 062 NOR Norbury Floor Plans</li> <li>• 063 NOR Norbury Elevations (1)</li> <li>• 064 ENN Ennerbale Floor Plans</li> <li>• 065 ENN Ennerbale Elevations (1)</li> <li>• 066 KING Kingsville Floor Plans</li> <li>• 067 KING Kingsville Elevations (1)</li> <li>• 068 KING Kingsville Elevations (2)</li> <li>• 069 WOO Woodcote Floor Plans</li> <li>• 070 WOO Woodcote Elevations (1)</li> <li>• 071 WOO Woodcote Elevations (2)</li> <li>• 072 HES Hesketh Floor Plans</li> <li>• 073 HES Hesketh Elevations (1)</li> <li>• 074 HES Hesketh Elevations (2)</li> <li>• 075 RAD Radleigh Floor Plans</li> <li>• 076 RAD Radleigh Elevations (1)</li> <li>• 077 RAD Radleigh Elevations (2)</li> <li>• 078 RAD Radleigh Elevations (3)</li> <li>• 079 ALN Alnmouth Floor Plans</li> <li>• 080 ALN Alnmouth Elevations (1)</li> <li>• 081 ALN Alnmouth Elevations (2)</li> <li>• 082 T50 Type 50 Floor Plans</li> <li>• 083 T50 Type 50 Elevations (1)</li> <li>• 084 T52 Type 52 Floor Plans</li> <li>• 085 T52 Type 52 Elevations (1)</li> <li>• 086 T52 Type 52 Elevations (2)</li> <li>• 087 T55 Type 55 Floor Plans</li> <li>• 088 T55 Type 55 Elevations (1)</li> <li>• 089 T54 Type 54 Floor Plans</li> <li>• 090 T54 Type 54 Elevations (1)</li> <li>• 091 T54 Type 54 Elevations (2)</li> <li>• 092 T58/59 Type 58/59 Floor Plans</li> </ul>
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<b>2</b>	Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.	Outline planning permission was achieved in 18 <sup>th</sup> January 2017. The submission of the reserved matters application in February 2018 is therefore in compliance with this condition.
<b>6</b>	Prior to the submission of any Reserved Matters application, a public realm design strategy for the whole site, including details within different areas of proposed palettes of materials for surfaces, lighting, street furniture, street trees including species and grille details if proposed, signage and boundary treatments should be submitted to and agreed in writing by the Local Planning Authority.	A Design Brief Document and Public Realm Design Strategy has been submitted to the District Council to discharge the requirements of conditions No.6 and 7. The application reference 17/01242/DOC is due to be determined on 1 <sup>st</sup> March 2018.
<b>7</b>	Prior to the submission of each application under the Reserved Matters, a Design Brief for that phase of the site to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority.	See above.
<b>24</b>	Archaeological evaluation by trial trenching shall be undertaken prior to	The following documents are submitted pursuant to the

	<p>the submission of any detailed layout proposals, with a report submitted with the reserved matters application. This work shall be undertaken to the Standards required and specified in an archaeological brief issued by the local planning authority acting through its historic environment advisors.</p>	<p>requirements of condition No.s 24 and 25:</p> <ul style="list-style-type: none"> <li>• Archaeology Written Scheme of Investigation prepared by CgMs (submitted on the planning portal)</li> <li>• Brief for Archaeological Evaluation and Excavation prepared by ECC (submitted on the planning portal)</li> <li>• Geophysical Survey Report prepared by CgMs November 2017 (not included in the planning portal submission)</li> <li>• Written Scheme of Investigation for Archaeological Evaluation prepared by CgMs November 2017 (not included in the planning portal submission)</li> <li>• Archaeological Evaluation Report prepared by CgMs February 2018 (not included in the planning portal submission)</li> </ul>
<b>25</b>	<p>An archaeological mitigation strategy detailing the excavation strategy shall be agreed with the local planning authority through its historic environment advisors and submitted with the reserved matters applications.</p>	<p>See above.</p>
<b>33</b>	<p>At least 3 per cent of new dwellings within each phase (Reserved Matters application area) shall be built to wheelchair accessibility standards. Prior to or concurrent with each Reserved Matters application, details of compliance with the above requirement for the area to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority.</p>	<p>A total of 15 wheelchair units will be provided throughout the scheme. The following plans have been submitted to the District Council pursuant to the requirements of this condition as part of the discharge of conditions application (PP:06709023):</p> <ul style="list-style-type: none"> <li>• Flat Block HA6 Wheelchair unit</li> <li>• Flat Block HA9 Wheelchair unit</li> <li>• Midhurst wheelchair bungalow</li> </ul>
<b>34</b>	<p>All new dwellings shall achieve Code for Sustainable Homes Code Level 4 as a minimum in respect of water efficiency. Concurrent with each Reserved Matters application, details of compliance with the above requirement for all dwellings within the area to which the Reserved Matters application relates shall be submitted to and approved in writing by the Local Planning Authority.</p>	<p>The Code for Sustainable Homes has been abolished at national level. A letter dated 8<sup>th</sup> February 2018 has been submitted to the District Council to request non-compliance with this condition.</p>

35	All new dwellings shall achieve Code for Sustainable Homes Code Level 4 as a minimum in respect of energy efficiency. Prior to or concurrent with each Reserved Matters application, details of compliance with the above requirement for all dwellings within the area to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority.	The Code for Sustainable Homes has been abolished at national level. A letter dated 8 <sup>th</sup> February 2018 has been submitted to the District Council to request non-compliance with this condition.
38	The reserved matters referred to in condition 1 above shall include the submission of details for the provision of a bridle path and landscaping to be provided around the overall site to which the development relates. The development shall be implemented in accordance with such details as may be approved.	A separate application has been submitted to the District Council for the removal of this planning condition – planning portal reference PP:06709042.

3.3 In addition to the above Reserved Matters, BDW have also submitted information to allow for the clearance of the majority of planning conditions on permission 14/00813/OUT by way of a separate discharge of conditions application (PP:06709023). For reference these are listed below: -

- Condition 10 – Submission of timescale for pedestrian and cycle access points
- Condition 13 – Surface water drainage details for parking areas
- Condition 15 – Construction method statement
- Condition 20 – Submission of detailed drainage strategy
- Condition 21 – Submission of scheme to minimise surface water flooding from construction works
- Condition 22 – Submission of surface water drainage management plan
- Condition 29 - Contamination
- Condition 30 – Submission and implementation of landscaping details
- Condition 31 – Protection of existing trees
- Condition 33 – Wheelchair accessible designs
- Condition 36 – 10% renewable energy
- Condition 37 – Provision of play space
- Condition 39 - Mitigation strategy

### Proposed Accommodation



3.4 The proposed housing for the site by unit size and numbers is summarised below: -

Private		Affordable	
3 bed	109	1 bed	71
4 bed	177	2 bed	60
5 bed	39	3 bed	40
		4 bed	4
Sub Total		Sub Total	175
<b>Total 500</b>			

### Pre-Application Consultation

- 3.5 BDW has taken a pro-active approach to pre-application community consultation. As set out in the Statement of Community Involvement submitted in support of the planning application, activities undertaken include meetings with elected representatives, including Rochford District Councillors, Hullbridge Parish Council and Hullbridge Residents Association. A total of nine meetings with elected representatives and stakeholders have taken place since November 2017, and this process of engagement will continue post-submission of this Reserved Matters application.
- 3.6 Consultation with local residents has taken place through a newsletter, which was sent out to approximately 600 households including properties surrounding the application site, and properties along neighbouring access routes. An electronic copy of the newsletter was sent to the parish council for them to publicise on their website for residents to view and on their Facebook Page. The newsletter introduced BDW, outlined details and answered key questions on the proposals such as housing mix, highways and landscaping points, and set out the site timeline for the scheme. It set out projected images showing residents what the proposed homes would look like in street scenes and a masterplan, also explaining the site's history. On the final page of the newsletter were a number of questions relating to the proposals, allowing residents to feedback into the application, and relate any further comments to the project team via contact details provided, including a Freepost address.



- 3.7 The extent of engagement carried out by BDW leading up to the submission of the Reserved Matters application far exceeds the requirements of the Council's own State of Community Involvement (adopted July 2016).



## 4.0 PLANNING POLICY CONTEXT

- 4.1 This section of the Statement sets out the relevant planning policies that apply to this application and provides reference to the supporting plans and documents within the application to demonstrate or provide information on compliance.
- 4.2 The grant of outline planning permission established the principle of development for 500 residential units together with associated access, car parking, landscaping, open space and related works. As such, the purpose of this reserved matters submission is to seek the Councils agreement to the detail of site access (save for access points to the site as shown on the approved Parameters Plan), landscaping, appearance, layout and scale that were not included in the determination of the outline application. Against this background, the policies that are relevant relate to the matters not considered at the outline planning application stage to enable the delivery of the development having regard to site characteristics, physical conditions and detailed design.
- 4.3 Those policies are set out below, and a commentary where necessary on the scheme's compliance:

### **Rochford District Council Local Development Framework Core Strategy (December 2011)**

- **Policy H1 – The efficient use of land for housing** - The Council will enable the delivery of housing to meet the requirements of the East of England Plan (2008), and will ensure there is an adequate supply of land for the development of housing over a 15 year period. The remaining housing requirement that cannot be delivered through the redevelopment of appropriate previously developed land will be met through extensions to the residential envelopes of existing settlements as outlined in Policy H2.
- **Policy H2 – Extensions to residential envelopes and phasing** - The residential envelope of existing settlements will be extended in the areas set out below and indicated on the Key Diagram, to contribute to a five year supply of housing land in the period to 2015, and between 2015 and 2021. Land at South West Hullbridge is identified for the provision of 250 dwellings between 2015-2021.



- **Policy H3 – Extension to residential envelopes post-2021** - Post-2021, the residential envelope of existing settlements will be extended in the following areas (as indicated on the Key Diagram) to deliver the following approximate number of units post-2021. Land at South West Hullbridge is identified for the provision of 250 dwellings post 20121.
  
- **Policy H4 – Affordable Housing** - At least 35% of dwellings on all developments of 15 or more units, or on sites greater than 0.5 hectares, shall be affordable. These affordable dwellings shall be tenure-blind and well integrated into the layout of new residential developments such that they are spread (“pepper potted”) throughout larger developments.
  - The reserved matters planning application makes provision for 175 affordable units (both dwellings and flats) as shown in the accommodation schedule on plan reference 17-2600-002 V. The affordable units are spread throughout the site as shown on the tenure plan reference 16-2600-008.
  
- **Policy H5 – Dwelling Types** - New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. The development of both affordable and market housing should have regard to local need. A proportion of the affordable housing provision within developments will be required to be in the form of three-bedroom or larger dwellings.
  - As demonstrated by the plans submitted in support of the application the reserved matters application makes provision for a mixture of house types, tenures and sizes. A total of 44 of the affordable units to be provided will have three bedrooms or more.
  
- **Policy H6 – Lifetime Homes** - All new housing developments will be required to comply with the Lifetime Homes Standard. In addition, at least 3% of new dwellings on developments of 30 dwellings or more will be required to be built to full wheelchair accessibility standards.
  - A total of 15 wheelchair accessible units will be provided throughout the scheme. Details of the units have been submitted to the District Council to discharge the requirements of condition No.33.



- **Policy CP1 – Design** - The Council will promote good, high quality design that has regard to local flavour through the use of the adopted Supplementary Planning Documents and the positive contribution of Village Design Statements. The Essex Design Guide and Urban Place Supplement SPDs will help provide guidance without being overly prescriptive. Developers of large residential schemes will be required to produce and adhere to design briefs, which reflect the local characteristics and distinctiveness of the development area.
  - A comprehensive Design Brief Document and Public Realm Design Strategy has been submitted to the District Council in accordance with the requirements of conditions No.6 and No.7 of the outline consent. The purpose of this document is to ensure a cohesive and holistic approach is taken to the design of the Reserved Matters Planning Application that will follow-on from the grant of outline consent.
  
- **Policy ENV4 – Sustainable Drainage Systems (SUDS)** - All residential development over 10 units will be required to incorporate runoff control via SUDS to ensure runoff and infiltration rates do not increase the likelihood of flooding.
  - A Flood Risk Assessment was submitted as part of the outline application. As part of the reserved matters planning application and pursuant to a number of the conditions attached to the outline consent, the following documents, prepared by Structa, have been submitted to the District Council: 5097-1910 P3 – SUDs Features, 5097 – 1900 P4 – Drainage Strategy and 5097 – DR001 Revision 2 Part 1 and Part 2 – Drainage Strategy Report.
  
- **Policy ENV11 – Contaminated Land** - The Council will require applicants who wish to develop suspected contaminated land to undertake a thorough investigation of the site and determine any risks. Relevant remediation and mitigation measures will need to be built into development proposals to ensure safe, sustainable development of the site.
  - A Geo-environmental Site Assessment 28840 R01 (00) (prepared by RSK) and a Supplementary Geo-environmental Site Assessment 28840 R02 (00) (prepared by RSK) have been submitted to the District Council in connection with the discharge of condition No.29 of the outline consent.



- **Policy T8 – Parking Standards** - The Council will apply minimum parking standards, including visitor parking, to residential development. The Council will be prepared to relax such standards for residential development within town centre locations and sites in close proximity to any of the District's train stations. Whilst applying maximum parking standards for trip destinations, the Council will still require such development to include adequate parking provision.
  - The Design Brief Document and Public Realm Design Strategy identifies the requirements for parking provision within the scheme. The reserved matters scheme, as demonstrated by the detailed site layout plan, has had regard to this, and provision is made in accordance with Council's standards.

#### **Rochford District Council Local Development Framework Allocations Plan (February 2014)**

- **Policy SER6 – South West Hullbridge** - Part of the site (SER6a) will be allocated for residential development from adoption of the Allocations Document. The area identified as SER6b will be safeguarded from development until 2021, unless required in order to maintain a five-year supply of deliverable housing land.
  - The site has outline consent for 500 dwellings pursuant to outline consent reference 14/00813/OUT. As set out in section 3, the site will be developed comprehensively by BDW. This will ensure a consistent supply of housing from the site for the benefit of the District.

#### **Rochford District Council Local Development Framework Development Management Plan (December 2014)**

- **Policy DM1 – Design of New Developments** - The design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality, innovation or initiative. A number of detailed criteria must be met.



- A comprehensive Design Brief Document and Public Realm Design Strategy has been submitted to the District Council in accordance with the requirements of conditions No.6 and No.7 of the outline consent.
- **Policy DM2 – Density of New Developments** - Proposals for residential development must make efficient use of the site area in a manner that is compatible with the use, intensity, scale and character of the surrounding area, including potential impact on areas of nature conservation importance, and the size of the site.
  - The outline consent related to the development of 500 dwellings. The density of development across the site as whole will meet the requirements of this policy. The Design Brief Document and Public Realm Design Strategy sets out a density plan for development across the site.
- **Policy DM27 – Species and Habitat Protection** - Development will only be permitted where it can be demonstrated that the justification for the proposal clearly outweighs the need to safeguard the nature conservation value of the priority habitat, and/or the priority species or its habitat.
  - A Reptile Mitigation Strategy has been submitted to the District Council in connection with the discharge of Condition No.39. An Arboricultural Impact Assessment (AIA) and Landscape Management Plan have also been submitted pursuant to the discharge of conditions.

### **New Local Plan**

- 4.4 The Council is in the process of preparing a new Local Plan, which will set the strategy for the future development of the District beyond 2025 – the current plan period. The new Local Plan will replace a number of the adopted policy documents which form the local development plan for the District.
- 4.5 The preparation of the New Local Plan is at the very earliest stage, with consultation on the Issues and Options Document (and draft Sustainability Appraisal) currently running until 7<sup>th</sup> March 2018. As a result the Plan cannot be afforded any weight.



### **Material planning considerations**

- 4.6 The NPPF and accompany Planning Practice Guidance sets out the objectives for high quality design, dealing with matters of drainage, landscape and climate change. The policies referred to adopted policies above are considered to generally comply with the content of the NPPF. Compliance is therefore demonstrated within the proceeding paragraphs.



## 5.0 CONCLUSION

- 5.1 In conclusion, this reserved matters application, provides for the necessary details required by outline planning permission 14/00813/OUT as set out in Section 2 and 3 of the Statement. The proposals comply with the planning policy considerations set out in the National Planning Policy Framework, and the adopted Development Plan, as set out in Section 4.
- 5.2 The scheme design and layout results from detailed discussions with the District Council including Officers and Members, as well as Hullbridge Parish Council and Hullbridge Residents Association. The full extent of the pre-application consultation undertaken is set out in the Statement of Community Involvement.
- 5.3 The scheme would assist in the effective delivering of high-quality houses to assist Rochford Council in meeting its housing objectives. BDW are well placed to provide this given their proven track-record of delivering high quality housing development.
- 5.4 The proposals will also provide a sustainable and high quality development that respects the character form and scale of nearby housing. In addition, by use of design, detailing and materials, the development will have its own identity as a distinctive addition to Hullbridge. The housing will also provide a variety of residential properties in terms of tenure and type, with bungalows and affordable housing, contributing to necessary housing supply and the requirement for affordable housing.
- 5.5 Against this background it is respectfully requested that reserved matters approval be granted for the development.