

COMMITTEE REPORT

Reference:
17/01527/OUT

Site:
Brigade Head Quarters
Rayleigh Close
Hutton
Essex
CM13 1AL

Ward:
Hutton Central

Parish:

Proposal:
Outline application for the construction of a 55 bed assisted living and a 77 bed care home development together with associated communal facilities, access, basement car, cycle and mobility scooter parking, refuse storage area, landscaped grounds and associated works following demolition of existing buildings. (Landscaping reserved matters).

The application is presented to committee as it is a major application with a significant number of objections

Applicant:
Hallmark Care Homes

Case Officer: Mr Nick Howard

1.0 DESCRIPTION OF PROPOSAL

The application is in outline with means of access, appearance, layout and scale to be approved at the outline stage. Landscaping is to be approved at the reserved matters stage.

The proposal is for the redevelopment of the site to comprise a 77 bedroom care home, 55 assisted living apartments, car parking, retention of important mature trees around the site perimeter. Both the care home and apartments will comprise a resident dining room, lounge and range of communal facilities including café, gym, hairdresser, cinema and therapy rooms.

The proposal will be in the form of two large buildings. The assisted living apartments is to be located on the eastern part of the site and the care home is to be sited on the western side of the site. Between the two buildings the proposal includes a pond feature with formal open space. More informal open space is provided around the perimeter of the site.

2.0 SITE DESCRIPTION

The site comprises the former Brigade Head Quarters, Rayleigh Close, Hutton. The site has an area of about 1.2 hectares and contains a number of buildings previously occupied by the Essex County Fire and Rescue Service.

To the south, east and north are existing residential properties. The western boundary comprises Rayleigh Road to which Rayleigh Close leads off which forms the access point to the site. The character of the area is predominately residential with detached properties set in spacious grounds.

3.0 RELEVANT HISTORY

17/01888/DEM- Application for prior notification for the proposed demolition of the existing buildings on site- no objections.

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **ECC SUDS-**

No objections

- **Design Officer-**

Design officer raises no objections subject to conditions. The design officer's comments are contained within the assessment section of the report.

- **Arboriculturalist-**

No objections

- **Highway Authority-**

The Highways Authority raise no objections subject to conditions.

- **Essex Badger Protection Group-**

We have reviewed the ecological assessment which states that no setts or signs of badgers were found on site. Whilst this is noted, we would stress that the assessment was dated July 2016 and is therefore well over a year old. We do not therefore agree with the suggestion of the ecologist that no further surveys are necessary. Badgers are under increasing pressure for space, especially in the Hutton area where foraging grounds and setts have been lost in ever increasing numbers due to the need for new housing. New setts are therefore appearing regularly and there is no reason to assume that this site would not be attractive to any badgers driven from their original homes in the area. We have first-hand experience of setts being dug in a matter of days and therefore we do not believe it is possible to make a reasoned planning decision based on such historic data.

We would therefore urge planners to insist upon a revised and updated ecological assessment for the site before reaching any conclusions and to approach relevant consultees for comment at that time. We would recommend that such a survey, at least in relation to badgers, is undertaken in the Spring when badgers become more active following their winter torpor and before vegetation begins to take hold again.

- **Planning Policy-**

Planning policy comments are integrated into the assessment section below.

- **Environmental Health & Enforcement Manager-**

No objections subject to conditions including a suitable Environmental Management Plan relating to Dust suppression, Noise and potential Contaminated Land issues.

- **Anglian Water Services Ltd-**

No objections subject to conditions

- **Essex & Suffolk Water-**

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby. Detailed below is a summary of the neighbour comments. The full version of each neighbour response

can be viewed on the Council's website via Public Access at the following link:
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22 objections have been received on the following grounds:

- Four storey building is out of keeping with the area
- Majority of trees will be removed
- Overbearing impact on the neighbouring properties located on the Spinney
- The front of the block at the northern end is close to the boundary of Laurel Court
- Plant room on the ground floor close to the neighbouring properties with a potential for noise and disturbance.
- Height of the block would obscure morning sun.
- The distance from the proposed building to No 1 The Spinney is less than the applicant's need to be at least 15 metres, the actual distance is 14 metres to the boundary.
- The proposed dining area will overlook sitting out area of neighbouring property.
- No details with the proposed trees submitted
- The bedrooms on the second floor of the Care Block will overlook a neighbour sit out area and dining area and not conform to the Essex Design Guidelines
- The balcony on the second floor of the dining room on the care Block will overlook the neighbours sit out area.
- Proposal will overshadow and overlook neighbouring flats within Laurel Court.
- Loss of trees will lead to loss of privacy
- Increased pressure on doctor's surgeries in area
- Increased traffic into and out of the site
- Provision for pets for the residents.

6.0 POLICY CONTEXT

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy: Policy H12 Residential Homes
Policy CP1 Core Policy

The production of the Local Plan has been delayed due to a number of factors but mainly as a result of an increase in the identified Objectively Assessed Housing Need (OAHN). This has resulted in the need to consider additional housing and employment site options and the requirement to update the evidence base that accompanies the Local Plan. The

intention is to publish a focused review of the Draft Local Plan which will set out the spatial strategy and the site allocation options. Consultation on this focused review is anticipated to take place in early 2018 (Regulation 18 consultation). Following this the Pre-Submission Draft version of the Local Plan (Regulation 19) is scheduled to be published in summer 2018 with Examination in Public taking place in late 2018. Adoption is currently anticipated to take place in early 2019.

New Local Plan

The site has been previously submitted for consideration as part of the Local Plan production. This was submitted as a single parcel of land known as 'Essex County Fire Brigade HQ, Rayleigh Road, Brentwood' site reference 005. The most recent version of the Local Plan was the Draft Local Plan published in January 2016, this set out draft policies and proposed allocations. The Draft Local Plan identified site 005 as a proposed housing allocation as set out in Policy 7.4, this was for approximately 50 dwellings. As set out in paragraph 7.32 the indicative number of dwellings set out in Policy 7.4 did not necessarily represent a cap depending on the appropriateness of increased density or more efficient land use in line with policies in the plan.

At this stage the Draft Local Plan holds very limited weight and only serves to provide the direction of travel for policies and allocations. As per paragraph 216 of the National Planning Policy Framework the weight attached is generally limited due to it being at an early draft stage (Regulation 18). As the plan advances and objections become resolved more weight can be applied to the policies within it. In advance of the publication of the focussed consultation and the Pre-Submission version of the plan it is difficult to form a definitive view on particular sites. However, on the basis that this site has been previously identified due to it conforming with the emerging spatial strategy (being located within the A12 corridor and within an existing urban area) it is likely that this will be identified as a preferred allocation in future iterations of the Local Plan.

7.0 ASSESSMENT

Policy H12 of the Brentwood Replacement Local Plan refers to Residential Homes. The policy states that proposals including new buildings or a change of use for residential homes within the built-up area will only be permitted where the following criteria are met:

- i) *the proposal would not result in the over concentration of residential homes in any individual street.*

The site is situated in a self-contained site set back from the road. Furthermore, there are no residential homes in close proximity which could lead to an over concentration. The proposal complies with the first criterion.

- ii) the proposal is within an established residential area and within close proximity to facilities such as shops, leisure and health care facilities and, where appropriate, employment and day centres*

The site is within an established residential area and there are a number of facilities within Shenfield which are in relative close proximity to the site. The proposal accords with the second criterion.

- iii) applicants will be expected to demonstrate the suitability of the premises to meet the particular needs of the group to be housed, in particular to provide sound insulation, means of escape and access for people with a disability or similar mobility difficulties.*

The applicant has submitted a statement setting out the need for such a proposal in this location. The building has been designed for the needs of the future occupants and therefore the proposal accords with the third criterion and Policy H12 in the round. Furthermore, given the site is situated within the Brentwood Urban area as defined in the Local Plan proposals map, the status of the new local plan carries no weight and there is a need for such a facility the principle of development is acceptable.

C2 residential use lack of affordable housing

The proposal comprises two elements, firstly the care home element is firmly within the C2 use class category and it is evident that the occupants of this building will need a significant level of care. The second element is the assisted living building which provides accommodation for residents who will be assessed before occupying a unit to ensure that they require a minimum level of care (1.5 hours per week) and will be subject to a mandatory care package and have access to additional support services.

The assisted living units will give the illusion of independent living for marketing purposes, but the development will, in reality, be a tightly knit community unified by access to a dedicated enterprise of specialist care and security for the elderly residents. Residents will need to be in need of care or assistance to live independent lives. As a result, and as secured by a planning condition, residents in any unit will need to be 65 or over in age and that there will be a requirement in terms of occupation that prospective residents will have had an assessment of their needs and that there would be a contract to pay for and accept the level of assessed care. The residents will be supported 24 hours a day with facilities for staff to stay overnight if the need arises. The care package, which will vary with each resident, is extensive and provides services to live independently or assisted when the need arises. The assisted-living units will also complement the care home by providing a development to meet a wide spectrum of needs for the elderly, enabling residents to be able to transfer from the assisted living unit to the care home as their needs increase ensuring they do not need to relocate at a time in their lives that could cause anxiety and stresses. In this regard the combination of both the assisted living units

and care home on one site is a significant benefit as a facility for the aging community and partners caring for spouses with care needs.

Officers therefore consider that given the level of care that will be provided for both the care home and assisted living building that both elements of the scheme fall within the C2 use class and accordingly no affordable housing is required in this instance. The operation of the assisted living units can also be controlled by condition, which will ensure it falls within the C2 use class order in perpetuity.

Impact on the character of the area

The main issue within this part of the report is the principle of two large buildings both four storeys in height. The site currently accommodates a three-storey post-modern building with a large single storey building situated to the north (which equates to two storeys when compared with the proposed building). The site is self-contained with mature trees along the perimeter of the site, providing it with a degree of enclosure.

The applicants have provided a site section as a visual reference for the overall scale and mass of the development in comparison to the surrounding built environment. Due to the topography the adjacent dwellings on Burses Way are located on higher land. Furthermore, the sections show that the land on which the buildings will be constructed will be lowered slightly. In comparing the existing building with the proposed buildings, the existing three storey element is situated to the southern part of the site in a similar location to the southern part of the assisted living apartments building. The increase in height in this location is not considered to be a significant increase.

Overall the provision of two large four storey buildings will introduce a significant level of increased mass to the site. However, the combination of the enclosed nature of the site, the level of vegetation along the perimeters of the site, the mass of the existing buildings and the location of the buildings set back from Rayleigh Road leads to the view that the principle of four storey buildings in this location would not be harmful to the character of the area.

Design and Layout

The existing building is a postmodern form, with an expanse of both hard standing and mature trees within its immediate setting, the loss of this building raises no objections. Adjacent to the site frontage is the residential villa of Beech House; this is not a listed building but considered to be of architectural merit. The surrounding context of the site evidences a variety of domestic dwellings, largely dating from the expansion of Shenfield and Hutton in the mid to late C20th. There is no overarching style of architecture here, however larger scale buildings, such as the Essex Education Centre facing the principle thoroughfare of Rayleigh Road (NW) are Victorian in style and ornate in detail. The site location is highly sustainable, a short walk to services and public transport.

The proposals for the development consist of two block forms within a landscape setting; the detail of these have developed through a long gestation of preapplication discussions, with refinement being afforded to massing, detailing and importantly roofscape. The 'Crown roof' and flatted sections have been omitted, except for lesser sections within the valleys, this results in a truer architectural form which is of a 'Polite' style and clad with contextually appropriate materials.

The design officer draws your attention to the sectional information submitted and shadow studies, these illustrate the view into the site from the public realm (Rayleigh Road) and any shadowing upon residential amenity within the context (Drawing Ref; 5056 DE 30 Block Plan– Neighbourly Matters). Whilst the massing is dominant within the site, the design officer does not consider it harmful to context or the local distinctiveness therein; forms are sited appropriately, with a buffer zone from the residential edges.

Massing is articulated to express a more considered roofscape. A long view into the site is positioned from the existing access which affords a relief in bulk of form, facilitating visual permeability into a landscaped setting. The landscaping and materiality is critical to the realisation of this intent, and such matters must not be value engineered. In summary, the design officer raises no objections.

Impact on neighbouring properties

The Council have received a number of objections from residents concerning overlooking and loss of privacy. The Essex Design Guide (EDG) normally requires a minimum of 25 metres between the backs of properties with habitable windows facing each other.

However, in the instances the guide states that where new developments backs onto the rear of existing housing, existing residents are entitled to a greater degree of privacy to their rear garden boundary. Therefore, the new development should not encroach any closer than 15 metres to an existing rear boundary. Furthermore, upper storey flats can cause problems of overlooking from living rooms and therefore any rear-facing upper storey living room should be no closer than 35 metres to the rear of any other dwelling.

In assessing the proposed development with the EDG standards the development is predominantly set off all the boundaries of the site by 15 metres. There are four exceptions. Two relate to small wings of the development comprising the apartments. The first element faces towards the rear of No 10 Burses Way. On this elevation the ground, first and second floor would comprise a single lounge window which would be obscured. The principle window to these rooms would face south away from the neighbouring properties. The second element on the assisted living element, which faces the rear of No 2 Burses Way, would comprise minor windows serving a communal lounge/café on the ground floor and an obscure window serving a bedroom on the upper floors. The proposal would therefore not lead to any overlooking into the neighbouring properties.

Turning to the care facility again there are two small wings facing towards the rear of No 1 The Spinney and Laurel Court. However, on the ground floor there would be a patio

door serving a communal dining room and a plantroom with many doors, the first, second and third floors would have no windows and would be blank elevations. Therefore, from these wings there would be no overlooking to these neighbouring properties.

With regard to the relationship between the upper floor living rooms and neighbouring properties a distance of 35 metres is required. The applicant has provided a plan which shows the distances between the development and neighbouring properties. Along the eastern boundary facing the rear of Burses Road properties the distances range from 42 metres to 67 metres. Along the southern boundary the smallest distance from the development is to No 24 Burses Way, with a distance of just over 35 metres. Along this part of the boundary is a group of trees which will be removed as they are of little quality but will be replaced with new planting. It is accepted that the development is relatively close to No 24, however the existing planting to be retained will filter views of the proposal and given the distance is just more than 35 metres, it meets the requirements set out in EDG and will not cause an unacceptable degree of overlooking.

Turning to the care facility the distance between the development and No 2 The Spinney is 36 metres which is more than the requirement. In addition, some of the bedroom windows have been angled away facing south west away from No 2. Moving north, No 1 The Spinney will face the small wing as previously discussed and a row of windows which serve utility rooms (i.e. non-habitable). Further north is Laurel Court which is located close to the plant room and staircase. On the first and second floor there is a communal lounge with windows facing south, away from the neighbouring properties and on the third floor the proposal includes a laundry room. Overall there would be no harmful overlooking from the development into neighbouring properties situated on the western boundary.

Pressure on Local GPs

The applicant has stated that research carried out by Aston University confirms that proposals such as these have a net benefit on local GP services because the residents within the scheme are being cared for thereby resulting in less need to call upon the services of the local GP.

From 2012 to 2015 the Extra Care Charitable Trust commissioned Aston University to undertake a study looking at the benefits for older people of living in a retirement village setting which is identical to the proposals here. It highlighted for the first time, the benefits of allowing older people to remain independent, while living in a retirement community with onsite support services and strong links into the wider neighbourhood.

The applicant further states that key findings of the research included:

Residents experienced a significant reduction in the duration of unplanned hospital stays from 8 to 14 days, to 1 to 2 days.

Routine GP appointments for residents fell 46% after a year.

NHS costs for residents were cut by 38% over 12 months compared with their costs when they first moved in.

Accordingly, there is evidence that the proposed development, considering the nature of care provided, will reduce pressures on existing local healthcare facilities such that no improvements will be required to existing healthcare because of this development. Furthermore, many of the residents will already be local and therefore not be additional numbers to the area or the GP surgery. The development will only be occupied in a phased manner over a given period and will not therefore result in a sudden influx of new elderly people to the area. Overall officer's do not have any counter evidence to dispute the applicant's contentions.

Traffic Impact, Access and Car Parking

The Transport Assessment that accompanies the planning application has been considered and it is accepted that the existing permitted use of the site would generate a greater number of peak hours than the proposals. A minor increase in off peak trips is expected but the Highways Authority is confident that the network can accommodate this satisfactorily.

Therefore, given the site's sustainable location with good access to Hutton and Shenfield's shopping facilities and public transport, a suitable site access, and a level of parking provision that is considered appropriate, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to conditions.

Impact Upon Ecology and Trees

A tree survey has been undertaken for all the trees on site that concluded that while there are many trees on site, many of these are not of high quality due to lack of appropriate management. The survey was carried out in consultation with the tree officer who requested that many poor-quality specimens that would not be affected directly by the development be removed to allow space for remaining trees to develop and to plant new, better quality specimens. This approach will result in a better tree stock on site in the long term.

The effects of the tree removal/management works would be more prominent on the southern side of the site as it is proposed to remove the Leyland Cypress hedge on the boundary and many small trees. The plans show that new trees would be planted to supplement the retained specimens. Overall however it is considered that the remaining trees around the site will provide a significant screen for surrounding residents.

A few additional trees are shown as being removed than were referenced in the report, mainly due to their proximity to the new building. It is agreed that if the development is permitted then it would not be feasible to retain them due to post-development pressures.

Trees T22, T23 T26 & T26 although close to the building is adjacent to a stairwell which will limit post-development pressures.

It is noted that landscaping is a reserved matter. An indicative plan has been included in the Design and Access Statement. This shows paths running through the wooded areas with new planting and outdoor gym equipment etc being on site. In principle it will be good to allow access to the wooded areas for residents however the detailed landscape scheme will need to demonstrate that the proposed works will not damage the tree roots or require the removal of any additional trees. This would be required by condition.

The site has been relooked at by the applicant's ecologist and has confirmed that there is no evidence of badger activity on the site.

Other matters

Residents have raised an issue with the location of the plant room. The applicant has responded to state the plant room is positioned for access within the building with only an emergency access to the garden. The nature of the plant installed in this room is providing heating and water to the building including a mist sprinkler system. None of the equipment installed into this room will generate noise as it would affect the internal living environment. As there is no internal noise generated, there will be no external noise. The amenities of neighbouring residents will therefore be unaffected.

The plant will include water storage, gas boilers, combined heat and power plant, building management equipment (i.e. fault alerts, building efficiency – all of which are on a display panel or IP address generating information).

The construction of the building, brick, block and insulation levels, by its nature, creates a robust sound contained environment for the plant.

Environmental Health will require detailed specifications relating to this equipment's combined noise output from a set distance from the Plant room. As this equipment is likely to require ventilation, a detailed assessment of the acoustic output from this equipment will also be required.

It is recommended that this assessment be carried out by a competent acoustician. The findings/assessment must be presented, in the form of a report, to the satisfaction of the Planning Authority. These issues can be controlled by the imposition of a condition.

Residents also raised the issue of provision of pets of the future occupants, however this is not considered to be a material consideration to the determination of the application.

8.0 CONCLUSION

The site lies within the existing built up area and the Local Plan supports the principle of development. The applicant has demonstrated a need for this type of development. Overall the design and layout of the development would not be out of keeping with the character of the area and would not be harmful to the living conditions of neighbouring residents because of overlooking and loss of privacy.

Accordingly, the proposal is policy compliant and any adverse impacts outlined by neighbouring residents are outweighed by the material benefits that arise from the development and therefore the recommendation is to approve.

9.0 RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

1. 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.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from date of approval of the last reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

4. A schedule of all external surface materials including walls and roofs, and a schedule of all external joinery, indicating the proposed finish and decoration to be used, shall be submitted to and approved by the local planning authority in writing prior to the commencement of any works. The development shall be constructed in full accordance with the approved details.

In order to safeguard the character and appearance of the area.

- 5 Works shall not be commenced until sample panels of 1 square metre minimum shall be erected on site to show areas of new, exterior walling, have been approved in writing by the local planning authority. Where appropriate, these panels shall indicate: brick bond, copings, mortar mix, colour and pointing profile, render mix, finish and colour. The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

In order to safeguard the character and appearance of the area.

- 6 Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges, cills and coping to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

In order to safeguard the character and appearance of the area.

- 7 All windows and doors in masonry walls shall be inset at least 70mm, fitted with sub-cills and permanently maintained as such. No visible trickle vents/vent strips.

In order to safeguard the character and appearance of the area

- 8 No electricity, gas or water meter boxes shall be fixed to the external fabric of the building. All electrical and telephone services to the development shall be run underground.

In order to safeguard the character and appearance of the area

- 9 All soil and waste plumbing shall be run internally and shall not be visible on the exterior.

In order to safeguard the character and appearance of the area

- 10 The development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

- 11 All trees and hedges to be retained, including trees outside the site whose canopies overhang the site, shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In order to protect trees and hedges of importance to safeguard the character and appearance of the area.

- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii. hours of working and hours during which deliveries may be taken at the site

Reason: In the interests of highway safety, visual and neighbour amenity.

- 13 Prior to occupation of the development and as shown in drawing no 66041-TS-002, the site access at its centre line shall be provided with a clear to ground visibility splays, with dimensions of 2.4 metres by 48 metres to the east and 2.4 metres by 47 metres to the west as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided prior to first occupation and retained free of any obstruction at all times.

To provide adequate inter-visibility between vehicles using the site access and those in the existing public highway in the interest of highway safety in accordance with Policy T2 of the Brentwood Replacement Local Plan

- 14 Prior to occupation the proposed new pedestrian footway access shall be provided with a minimum two metre width for its entire length

To provide a safe link for both pedestrians and the mobility impaired in the interest of accessibility in accordance with Policy T2 of the Brentwood Replacement Local Plan.

- 15 Prior to occupation the existing bus stops on both sides of the A129 Rayleigh Road to the west of the site shall be improved to Essex County Council specifications. The eastbound stop shall be relocated approximately 25 metres to the west of its existing location i.e. further away from the traffic signals and shall be provided with raised kerbs to facilitate pedestrian and wheelchair access as well as timetable information. The existing westbound stop shall be provided with raised kerbs and a new bus shelter to incorporate new timetable information.

To encourage trips by public transport in the interest of accessibility in accordance with Policy T2 of the Brentwood Replacement Local Plan.

- 15 The proposed development shall not be occupied until such time as the vehicle parking area including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at times. The vehicle parking area shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy T2 of the Brentwood Replacement Local Plan.

- 16 Cycle parking for both the assisted living and the care home shall be provided in accordance with the Council's parking standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.

To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy T2 of the Brentwood Replacement Local Plan.

- 17 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy.

To prevent environmental and amenity problems arising from flooding.

- 18 No drainage works shall commence until a surface management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing

areas shall be constructed until the works have been carried out in accordance with the approved surface water strategy.

19 Other than the staff the assisted living residential units shall not be occupied other than by a 'qualified person', defined as:

- i). Persons of more than 65 years of age;
- ii). Persons living as part of a single household with such a person or persons;
- iii). Persons who were living as part of a single household with such a person or persons who have since died.
- iv) Persons in need of personal care by reason of old age, illness or disablement.

To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

20. The assisted living units shall not be occupied other than by persons who are, assessed on admission, as a qualified person in need of care. All potential residents of the assisted living units will be assessed as to their care needs before occupation by the onsite assisted living manager and on occupation agree to be contracted into a minimum care package.

To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

To prevent environmental and amenity problems arising from flooding.

21. Before development commences a noise acoustic report identifying the plant equipment's combined noise output from a set distance from the plant room shall be submitted to and approved by the Local Planning Authority. The recommendations in the report shall be implemented before the development is first occupied.

In the interests of protecting the living conditions of the neighbouring residents.

Informative(s)

Anglian Water recommends that petrol/oil interceptor to be fitted in all car parking areas. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglia Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties

suffering blocked drains, sewerage flooding and consequential environmental and amenity impact and may constitute an offence.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of the Highway Authority, details to be agreed before the commencement of work.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.brentwood.gov.uk/planning

Appendices to the report:

Appendix A: Site Map