

ESSEX POLICE & LA PLATA HOUSE LONDON ROAD BRENTWOOD ESSEX CM14 4QJ

APPLICATION NO: 18/01790/REM

WARD	Brentwood West	8/13 WEEK DATE	19.02.2019
PARISH		POLICIES	
CASE OFFICER	Ms Tessa Outram		

This report is an addendum to the application for reserved matters; following the deferral by Committee requesting additional information regarding the pedestrian access on Westbury Drive and internal pathway and the parking layout along the western boundary.

Discussion

The principle of the development has already been accepted under outline application ref. 16/01805/OUT; it is therefore established that this site can accommodate 70 dwellings and is of an appropriate density; this matter therefore cannot be reopened at the reserved matters stage.

The application for reserved matters was deferred from the last meeting to allow to enable additional information to be sought in relation to the following issues:

- Safety and amenity issues relating to the pedestrian access to Westbury Drive
- Noise and pollution issues relating to the elevated parking adjacent to the Beeches care home

Pedestrian Access and Internal Pathway

In planning terms, a pedestrian access point would significantly improve permeability through the site and is positive and beneficial element of the scheme, providing a more direct route to the station. The National Planning Policy Framework (NPPF), adopted local plan and emerging local plan place great emphasis on improving permeability and opportunities to promote sustainable transportation and improved placemaking. The access would be located in the most desirable position in terms of safety, efficiency and functionality and will result in a well-designed pedestrian and cycle link towards Brentwood railway station, offering enhanced connectivity to public transport links and provide viable transportation alternatives and reduce car usage.

The pedestrian access would be located on the corner of Westbury Drive in a position that is comparable to the existing gate that already serves the site. The proposed

pedestrian pathway remains unchanged, which would provide a direct route through the site and have natural surveillance from the proposed residential units. The specific details around the pedestrian access, including gate and boundary location have been considered by the applicant to ensure an enhanced and safe environment for both pedestrians and vehicular traffic can be provided.

The main points of the additional details submitted are as follows:

- The proposed new gate would be located to provide the best visibility of oncoming traffic for pedestrians and within a visible position to enhance natural surveillance and mitigate the risk of anti-social behaviour
- The gate would be lock accessed to limit use and constructed with a soft close mechanism to ensure reduced noise when in operation and improve security
- The proposed boundary fence would be set back into the site to increase the width of the existing road to facilitate better vehicular turning for large goods vehicles visiting existing dwellings in the locality.
- The pedestrian gate would be set back from the current boundary edge to provide a suitable 'landing' zone for pedestrians leaving the site.
- The inclusion of bollards to create a defensible space for pedestrians would be provided
- The proposed removal of the existing wall would enhance visibility and allow pedestrians to travel east without needing to cross the road and avoid any conflict with the residents at No.18 Westbury Drive when exiting the driveway.

The proposed details of the access indicate the existing road would be widened at the bend to allow greater manoeuvrability for cars as well as larger goods vehicles. A vehicle tracking exercise has been conducted by the developer and submitted as part of the additional details to determine the appropriate level of widening and new kerb alignment that is required, to ensure adequate and improved road conditions at this location are provided, as part of the redevelopment of the site.

The removal of the brick wall will allow a continuous footway link into the site and a row of bollards would be provided to allow a degree of protection for pedestrians at the bend in the road. The footway does contain a telegraph pole, however the highway authority has informally commented that the footway would remain of an adequate width that can accommodate pedestrians, cyclists, wheelchair users and pushchairs; the telegraph pole is therefore not required to be relocated. The continuation of the footpath is of significant benefit and will improve pedestrian safety and avoid conflict with vehicles as there will be no requirement to cross the street.

In summary, the proposed details demonstrate that the development will greatly enhance the movement of pedestrians entering and exiting the site and enhance the road conditions at the bend in the road for highway users. These proposals would bring into a use a safe and functional access point that would encourage resident pedestrians and cyclists to use Westbury Drive as a route to local facilities and thereby reduce car driver journeys in line with the aims of local and national policy. The details of the gate indicate a fob controlled, soft close mechanism will be used which will not create adverse noise and disturbance to existing residents. In addition, a greater number of pedestrian and cyclist movements in this locality would increase observation and surveillance which may reduce the risk of anti-social behaviour compared to the existing situation.

The details submitted are considered to be acceptable in planning terms and are a positive benefit of the scheme, subject to a Grampian condition (condition preventing use of access prior to submission and completion of details prior to the use of the access) recommended as condition 12.

Parking Layout along Western Boundary.

Additional details have been submitted of the landscaping proposals along the Western Boundary of the site adjacent to the Beeches Care Home. The additional information was required to ensure there would be no material harm to the adjacent existing occupiers of the Care Home from the vehicles that would be parked along the Western Boundary.

The main points of the additional details submitted include:

- The erection of a retaining wall at 1100mm in height. This would provide pedestrian protection from falling, act as a secure barrier to stop vehicular encroachment into the landscape zone and block light from car headlights etc.
- A secondary line of evergreen vegetation and hedging of an appropriate height would be positioned between the retaining wall and boundary of the site to further screen the wall and light emissions and soften the boundary edge.

The Beeches Care Home itself is well landscaped with mature trees that already provide a good degree of screening to the development proposed. However, the additional details satisfactorily demonstrate that no material harm will be brought about to the residents of The Beeches by car headlights into the communal gardens of the care home. With regard to exhaust emissions, this matter has been discussed with environmental health officers and it is considered that due to the distance, orientation and limited period during which vehicles would run their engines in this location that there would be no discernible change in the levels experienced by the adjacent premises.

The details of the western boundary are considered acceptable and as they would form part of the approved set of drawings, they remove the need for a specific condition of details for this part of the scheme.

Conclusion

This proposal would result in the redevelopment of a brownfield site in a residential, sustainable area. The additional details submitted demonstrate how the proposal can be achieved without resulting in adverse harm or conflict with existing residents, highway users and future occupiers of the site. Furthermore, the benefits of the proposal are considered to offer a wider public benefit to local residents and road users and will improve the current situation and access onto Westbury Drive.

The provision of 70 units on the site and 35% affordable housing would help to boost the supply of much needed market and affordable housing in a Borough with a significant housing need. It is the government's objective that decision makers at every level should seek to approve applications for sustainable development and that land with permission for housing should be developed without unnecessary delay. The development constitutes sustainable development and subject to conditions, the application for reserved matters is recommended for approval, in accordance with the NPPF's presumption in favour of sustainable development.