

SITE PLAN ATTACHED

COMMUNITY CENTRE MAPLE CLOSE BRENTWOOD ESSEX CM13 2EA

DEMOLITION OF ALL EXISTING BUILDINGS AND REDEVELOPMENT TO PROVIDE A COMMUNITY HALL (CLASS F2(B)), 9 NO. RESIDENTIAL UNITS (CLASS C3) LANDSCAPING, CAR & CYCLE PARKING AND ASSOCIATED INFRASTRUCTURE.

APPLICATION NO: 20/01809/FUL

WARD	Brentwood South	8/13 WEEK DATE	2 February 2021
PARISH		POLICIES	
CASE OFFICER	Ms Tessa Outram	01277 312500	
Drawing no(s) relevant to this decision:	P001; P010 D; P020 E; P005 C; P040 C; P032B; P031C; P030C; P021B;		

1. Proposals

Planning permission is sought for the demolition of existing garages, community hall and associated pocket park and for the construction of a replacement community hall and 9 residential dwellings (4 x 1 bed, 2 x 2 bed and 3 x 3 bed units) with associated parking, amenity and landscaping.

The application site is located to the north east of Maple Close which is part of a post war residential estate and comprises 0.28 hectares. The site is council owned and is currently occupied by prefabricated garages (mostly redundant) a community hall and associated pocket park.

The application is submitted to Brentwood Borough Council on behalf of Brentwood Development Partnership (the applicant) which is a joint venture between Morgan Sindall Investments Limited (MSIL) and Seven Arches Investment Limited (SAIL). A linked application has been submitted for 1-2 Seven Arches Road (application ref: 20/01802/FUL) for the demolition of the existing building and construction of a three-storey residential building comprising 11 units along with associated parking and facilities. This residential development at Maple Close site is the affordable housing

donor site, for the 1-2 Seven Arches Road development, all residential units at Maple Close are to be delivered as affordable rent.

As such these applications should be considered in tandem, since they are interdependent on meeting compliance for affordable housing requirements.

2. Policy Context

Brentwood Replacement Local Plan 2005

Policy CP1 General Development Criteria

Policy H3 Community Uses in Residential Development

Policy H4 Mixed Use Development

Policy H6 Small Unit Accommodation

Policy H14 Density

Policy T2 New Development and Highway Considerations

Policy T5 Parking

Policy LT4 Provision of Open Space in New Development

Policy LT11 Retention of Existing Local Community Facilities

Policy C5 Retention and Provision of Landscaping and Natural Features in Development

Policy IR5 Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development

Emerging Local Development Plan (LDP) to 2033:

The Brentwood Replacement Local Plan 2005 remains the Development Plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework (NPPF). Due weight should be given to them, according to their degree of consistency with the NPPF - the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given.

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation early in 2019 with a further focused consultation, following revisions to the detailed wording of some of the proposed housing allocations, later in the year. The plan was submitted to the Planning Inspectorate in February 2020. The Examination in Public hearing sessions opened in December 2020, concentrating on strategic matters, with hearings on more detailed matter held at the beginning of February 2021, as set out in draft timetabling by the Secretary of State. Provided the Inspector finds the plan to be sound, it is projected that it could be adopted by the Council later in 2021.

As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. At this stage there are outstanding objections to be resolved, nevertheless, the Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. While submission of the Local Plan is a further step in progress towards adoption, as the plan has yet to complete its progress through an Examination in Public it is still considered that it currently has limited weight in the decision making process.

National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

3. Relevant History/Associated Applications:

- 20/01802/FUL: Demolition of existing building and redevelopment to provide 11 residential flats (Class C3) ancillary residential amenity, car & cycle parking and associated infrastructure at 1-2 Seven Arches Road. – PENDING DECISION

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link:

<http://publicaccess.brentwood.gov.uk/online-applications/>

Five representation letters were received objecting to the proposed development. The concerns arising from the objections letters include:

- loss of pocket park
- cctv will result in a loss of privacy
- Disturbance from lighting

- too many buildings on the site without consideration for adequate amenities.
- disturbance from community hall car park, noise, light and pollution
- removal of trees is detrimental to the natural health of the area and screening between site and adjoining housing.
- play space should be replaced
- bin storage for the community hall should not prevent easement of neighbouring property or lead to odour/disturbance
- increase traffic and noise to current residents, and change the whole nature of the current Close.
- insufficient parking for hall
- loss of privacy and natural light to garden and rear rooms of neighbouring homes
- new homes are less than 15m from the rear boundary fence of existing properties.
- Party wall along neighbouring boundary
- asbestos removal from garages

Following some minor amendments to the scheme a second neighbour consultation has been undertaken. Any additional neighbour representations will be considered and attached as an addendum ahead of the next Planning and Licensing Committee.

5. Consultation Responses

- **Operational Services Manager-** Having viewed some of the documentation associated with this planning application my comments and concerns are from an operational point of view for the collection of waste and recycling from the proposed development above. My concern is that the present infrastructure in Maple Close is not sufficient to allow access for upwards of 5x 26 tonne refuse collection vehicles (RCV) to service the new development. This I assume, is why point 26 of the Transport Assessment document states that residents will be required to present their waste and recycling in the 'bin holding area' at the frontage of the development in advance of collection. In my experience this will undoubtedly cause environmental health issues and complaints due non compliance by the residents. Maple Close is a narrow 'banjo' with parked vehicles so to enable the waste and recycling collections to be made from either the 'bin holding area' or from each dwelling, sufficient infrastructure in Maple Close is required to allow unobstructive access to the site without damage being caused to the greensward and kerbstones by the RCV while manoeuvring to this site.

Additional Comments: The suggestions to overcome any issues moving forward are as follows:

- Based on the present design the Refuse Service will not attempt to drive into the new shared road off Maple Close.
- The Refuse service will collect the refuse by foot from the entrance to the new development or from kerb side if bagged in front of properties 3 to 7.

- Those in flats 8 / 9 will need to present their waste from their communal bin store at the furthest end of the new close to the front of the road (Near to the temporary bin store) unless they are provided in bags which again can then be presented kerb side. The Hall it appears has a bin store next to it, the Refuse Team will find it difficult to drag these communal bins to the edge of Maple Close and therefore suggest the relocation of the bin from the east side of the building to the west side. The suggestion is to relocate the bins to the area marked up 'Temporary Bin Holding Area'. We also noticed that there does not appear to be a bin store for the two flats 1 and 2 at the front of the development.

The above is our response to be discussed. We believe this approach would also mean that when Maple Close is blocked by cars the Refuse Team will be able to still collect the waste by foot.

- **Open Space Strategy Coordinator-** In terms of the overall style of the development this is outside of my field of remit and so I have no comments to make on this. Looking at the site itself each dwelling appears to be provided with a private open space in the form of a garden and although limited in size due in order to make the scheme viable the fact it has been provided is a positive step and one that will reduce the need for general open space on the development. That said I note that the development will result in the removal of a publicly accessible play area and, although this play area is limited in size and attraction beyond the immediate community it is, none the less a loss of public amenity.

I accept that to replace the play area on the existing site would make the scheme unfeasible in terms of density and so in order to mitigate this loss I would look for a greater financial contribution to improve existing open space/play facilities in the Borough. The play area at Maple Close currently meets the standards set by Fields in Trust of a LEAP play area and so I would expect any contribution to be sufficient to meet the cost of establishing a new LEAP play area elsewhere in the Borough. If it is determined that there is no requirement for new play facilities then the monies would be spent in upgrading and improving existing play space or open space in proximity to the development site to the same value as establishing a new play facility.

At this time the value of this contribution is set at £100,000 which is the value of establishing a new play facility with fencing, safety surfacing, bins, benches and 6 play experiences contained within it.

At this stage there is no initial objection from an open spaces perspective unless the contribution obligation is not met.

- **Safer by Design (Police)** This appears to be a comprehensive, well thought out application and there are a number of key elements which are built into the

design, which will assist in providing a safe and secure environment. D& A section 4 addresses Part Q but we would recommend that the applicant progress to the full Secured by Design accreditation, which gives an increased level of security and is designed to address emerging criminal methods of attack. There are a number of issues that we would be keen to clarify further, including lighting on all elevations, boundary treatments and positioning of garden gates in relation to the front edges of the dwellings.

- **Arboriculturalist-** The scheme has been subject to pre-application discussions to help inform its design and public realm measures. This has enabled the layout to be reorientated to enable the retention of most of the existing trees. Some additional management works were identified which would not adversely affect the amenity of the trees. Detailed protection measures have been provided. These should be incorporated into a CEMP to ensure that contractors are aware of these measures. This should be conditioned. The revised layout retains more of the existing landscape features and provides larger rear gardens. This means that there is less scope for additional landscape provision although new planting at the entrance and along the access road will make a positive contribution to the streetscape. The detail of the landscape proposals can be finalised via condition.
- **Ecologist-** The ecological assessment considered the site to have largely negligible value due to the lack of suitable habitat features. To avoid injury to mammals during construction it is recommended that appropriate precautionary measures are included in a Construction Environment Management Plan. Integral swift or bat boxes should be provided as part of the biodiversity enhancements. I would recommend that these be provided within the community hall.

There are no objections to the scheme on landscape or ecology grounds subject to the conditions recommended above being discharged.

- **Highway Authority-** The documents submitted with the planning application have been duly considered and a site visit was carried out in the earlier pre-application process. The proposals include the use of an existing access to the disused garage site and they comply with Brentwood Borough Council's adopted standards for residential parking and the new community hall. Therefore, from a highways and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to conditions for a construction method statement, provision of cycle parking and residential travel information packs.
- **ECC SUDS-** Having reviewed the application we wish to issue a holding objection based upon the following:
 - o All areas of the site should receive sufficient water treatment and above ground features are preferable. It is currently unclear how the surface water

from the dwellings rooftops is to be treated. Please note that we do not accept catchpits, silt traps or gullies as suitable forms of treatment due to the risk of remobilisation.

- o It should be stated who is responsible for the maintenance and how it is to be funded.

- o A 10% allowance for urban creep should be included within the storage calculations

- o Engineering drawings should be provided detailing the SuDS components used within the drainage system.

We recommend that a covenant should be included within the deed to the land to ensure SUDS features are maintained in the future

Additional comments: Having reviewed the application we do not object based upon the conditions for a detailed surface water drainage scheme for the site and the applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. We recommend that a covenant should be included within the deed to the land to ensure SUDS features are maintained in the future

- **Environmental Health & Enforcement Manager-** I can confirm that with regard to the Maple Close development, I am satisfied with the land contamination report which indicates that there is no likely risk from contamination affecting the future use of the properties. I am therefore satisfied that a remediation strategy is not necessary and that a validation/verification report would not be needed unless any unforeseen contamination is discovered during development.

The conclusion of the noise assessment submitted is that the outdoor amenity areas are able to meet levels of below 55dB(A), which is the upper guideline value, and that the internal noise levels are predicted to be compliant with the recommendations contained in BS8233: Guidance on Sound Insulation using standard thermal glazing specifications.

I therefore have no objections to the application proposals and am satisfied that no additional conditions will be required to ensure suitable noise levels.

- **Bats - Mrs S Jiggins-** No comments received at the time of writing this report.
- **Essex Badger Protection Group-** We have no objection to the application as submitted but would suggest some basic mitigation measures during the construction stage as follows:
 - o Any trenches or deep pits that are to be left open overnight should be provided with a means of escape should a badger enter. This could simply be in the form of a roughened plank of wood in the trench as a ramp to the surface; and

- o During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- **Essex Wildlife Trust-** No comments received at the time of writing this report.
- **Design Officer-** The scheme was amended throughout the preapplication process, concerns raised were in relation to layout, scale, and the lack of an integrated approach to the placement of the community building within an existing neighbourhood. At preapplication opportunity to pivot the positioning of the building to relieve pressure on the siting of the new dwellings was highlighted, given there was little defensible space and layering. I suggested the car park for the community building was reviewed emphasising this is a walkable neighbourhood and whilst the requirements of the community building operators were appreciated, the parking layout was resulting in a 'part shoehorned' and compromised site layout to the detriment of the new housing.

Discussion: The principle of development is supported, this location within the environs of the post war estate requires enhancement and offers opportunity to deliver new homes with community use retained.

Community building: Having assessed the submitted layout, the community building is positioned at the entry point to the enclave of the new development with pedestrian access from the footpath to main entrance, this is accepted along with a 'car user entrance' at the side/rear.

The building design proposed is utilitarian and of low impact in terms of scale, however as I raised in preapplication sessions, the design of this new community centre could be more aspirational in its architecture and echo the wider design language emerging as part of the Councils Leisure Strategy for example, as a 'smaller neighbour' to the new scheme at King Georges Park.

In this regard, a timber cloaking on the vertical axis, would soften and improve its appearance, an offsite prefabricated construction should be explored. Refraining from a standard stretcher brick bond appearance would also result in a less bland envelope whilst offering legibility as a community building, as opposed to further brick fabric which is already proposed on the new dwellings. External materials and details (Including doors/windows and eaves) can be agreed by way of Condition.

In terms of renewables, this is welcomed but requires a greater level of interrogation. Presently the southern roofscape has narrow slotted photovoltaics (PV) proposed, however, I question how much they actually contribute to renewable energy; this south facing roofscape should be exploited to ensure energy efficiency is delivered to a greater degree, this can be agreed by way of Condition.

Dwellings: The new dwellings are proposed as Affordable Housing Units. In terms of the layout this has been amended since preapplication in the overall site plan. In terms of the area of concern raised at the most recent preapplication regarding defensible space, the submitted layout introduces planting at the frontages which is positive and necessary given the parking bays being proposed in immediate proximity to the dwellings which can result in conflict with future occupiers.

The amenity proposed for plots 8&9 results in an awkward set of green spaces, given this built form is composed of two maisonettes, a shared amenity, or an area with less dominant demarcation of boundaries, is more suitable, in addition the integration of the bike stores into one form is advised.

In terms of scale, I have reviewed the cross-sectional information recently submitted and raise no adverse comments in respect of Urban Design. If there are issues of overshadowing from a planning perspective, the eaves levels/ridges could be marginally dropped and first floor spaces take advantage of vaulted ceilings, this would not alter the GIA and space standards.

The architecture overall for the new dwellings is simple in appearance with the exception of a bricked arch detail applied upon the front elevations of plots 1&2 and 8&9 (maisonette units). The brick arch detail proposed on these units serves to elongate the façade and is contrary to intent for simple architecture, I find it an unnecessary addition architecturally.

In terms of future living conditions, the first-floor plan layout conveys lounges at the frontages of these typologies, this position brings no issues for overlooking, therefore a Juliette balcony should be incorporated here as a minimum to enhance the end users living conditions. These matters can be agreed by way of Condition. Renewable aspirations (as with the community hall) are rather deficient and require further detail and revision. In the first instance, no detail regarding the positioning of the air source heat pumps as referenced within the Design & Access Statement is provided; ground source is possibly the Council's preference as these alleviate issues of appearance and noise.

In terms of the proposals for renewables which extends to underfloor heating and ground source/air source I advise the LPA to liaise with the Council's Housing Consultee and applicant for specification to ensure these aspirations are deliverable and manageable within the HRA maintenance programme.

In summary, I support the development of the Community Centre and Affordable Housing Units subject to the matters raised within this letter. Should additional advice be required please reconsult. I trust this advice is of assistance.

Additional Comments: Having assessed the amendments at the community building, elevational revisions have been supplied which propose a brickwork pattern added to two elevations, the reasoning for this is unclear. Therefore, I maintain my previous advice and request all external materials should be agreed

by way of condition prior to works above ground, the appearance of this new building is not considered cohesive.

In terms of renewables for the community building, this was welcomed but a greater level of detail requested. I note a revision on the southern roofscape for larger PVs, but overall the Green Strategy for this community building needs be interrogated further.

In terms of the new dwellings, the amenity areas previously proposed for plots 8&9 resulted in an awkward set of green spaces, I note this has now been addressed (Site Plan REV D) and I advise this is improved.

I note amendments for rationalising detailing and internal layouts, all accepted. Renewable aspirations for the dwellings (as with the community hall) there is no information regarding the positioning of the air source heat pumps as referenced within the Design & Access Statement; the addendum recently submitted entitled 'Sustainability Strategy' remains unclear as to how the development as a whole is fabric first or if ground source heat pumps are being incorporated. In terms of proposals for underfloor heating and ground source/air source the Council's Housing Consultee should advise as to whether these aspirations are deliverable and manageable within the HRA maintenance programme.

I have no further comments to offer and request Conditions of planning include detailing (1: 1 – 1: 20), renewables and specification, external surface materials and landscaping. Signage for the Community Hall requires additional detail and ADV consent.

- **Housing Services Manager-** Further to my previous note dated 21 December 2020 please find enclosed a short update note based both upon the latest discussion between the Council's planning team and Brentwood Development Partnership (the applicant) and what I understand is the final position on the affordable housing provision.

As of my last two notes, the development across the two sites was deficient in affordable housing policy terms by 2 (two) homes. The applicant has since agreed to the following. That 9 affordable rented homes are provided at Maple Close within the applicant's proposal, and the Housing Department engages with the developer on the transfer cost of these homes into the Council's HRA.

This value is under discussion, but the final Section 106 Agreement should be conditioned that the agreement of the transfer value of the 9 Maple Close homes is concluded, and an agreement entered into, prior to the applicant's start on site on either Maple Close or Seven Arches Road.

In addition, the applicant has accepted the payment of a commuted sum in lieu of 2 homes on the Seven Arches site to meet policy compliance across both sites.

The applicant has commissioned Mass & Co, valuers to undertake an RICS Red Book valuation of Plots T03 and T04 at the Seven Arches site. I have had sight of this valuation and each has been valued at £300,000. On that basis, at a 35% contribution rate, the developer will be required to contribute 2 x £105,000, a total commuted sum payable of £210,000. This should also be included in the Section 106 Agreement.

6. Summary of Issues

Principle of mixed-use development

The site is within an area allocated for residential purposes as indicated in the Bentwood Local Development Plan (BDLP). It is a brownfield site that is currently occupied by a single storey concrete structure currently used as a community hall, along with a number of disused garages. These are rented out by the Council but are no longer used for parking of vehicles. The garages in particular are in a poor state of repair and the site has become subject to anti-social behaviour when the hall isn't being used. As such there is no in-principle objection to the loss of the garage structures.

The remainder of the site comprises concrete hard standing and a small pocket park. Local policy LT11 states the change of use or redevelopment of local services, including community halls, will not be permitted unless it can be clearly demonstrated that the use is not viable and that there is no interest from an alternative similar community use, or it is to be replaced by more suitable facilities elsewhere within the local area.

The applicant has demonstrated within their planning statement that two community halls are located nearby but there is still demand for the existing community hall on site, albeit the existing 1960s building needs upgrading and modernisation. The proposal seeks to demolish the existing building and construct a new community hall of a similar size along with 8 parking spaces. The existing community use would therefore not be lost and would improve the current facilities in compliance with policy LT11.

In terms of introducing a residential use on the site, one of the core planning principles within the National Planning Policy Framework is to encourage the effective reuse of previously developed urban sites. Paragraph 117 of the NPPF, encourages the use of brownfield land and in meeting the need for homes and other uses and that the effective use of such land should be encouraged. This is consistent with the strategic aims of the BDLP which also seeks to make the best use of previously developed land along with the provision of affordable housing. The principle of developing the site for residential purposes is therefore acceptable.

Housing Density

Local Plan Policy H14 states that the Council will expect any proposal for residential development to be of an appropriate density that makes efficient use of land with densities to be no less than 30 dwellings per hectare and 64 dwellings per hectare in central areas or those with good levels of accessibility. In terms of density, it is important to ensure previously developed, brownfield sites in sustainable areas of this nature are used as effectively as possible, as advocated by the NPPF and to relieve pressure on the Green Belt within Brentwood.

However, it is also necessary to ensure that the density is appropriate to the site's context and the existing character of the area. The proposal will provide 9 dwellings on a site area of 0.28ha resulting in a density of 32 dwellings per hectare (dph), which is in line with local policy H14. The residential densities of housing within the immediate surrounding context to include Maple close, Orchard Avenue and Lime Avenue has been calculated, all of which generate similar densities of between 32 and 33dph. As a result, there is no in principle objection to the number and density of dwellings on the site subject to the development being of a design, appearance and scale that is appropriate to context.

Mix and Affordable Housing

The proposal seeks to provide 4 x 1 bed units, 2 x 2 bed units and 3 x 3 bed units, all of which will be offered as affordable rent tenure, to be managed by the Council's Housing Department, as part of the affordable housing provision for the development at 1-2 Seven Arches Road ref: (20/01802/FUL). This use would be secured by the completion of a S106 legal agreement. The development of Maple Close as a standalone scheme would be below the local and national threshold requirement to generate any affordable housing.

In terms of mix, Policy H6 of the Local Plan states that for developments of this size a minimum of 50 percent of the units should be 1 or 2 bed units. In this instance 66% of the units proposed are 1 or 2 bed in accordance with this Local Plan Policy. However, the requirements of policy H6 has been superseded by the Council's more up to date Strategic Housing Market Assessment (SHMA) undertaken as part of the evidence base of the emerging local plan. The Council's Strategic Housing Officer has considered and is supportive of the proposed mix, which is broadly in line with the SHMA and the live waiting lists for affordable homes.

Design, Character and Appearance

The principle of the redevelopment is supported and will provide an enhancement to the local area, retain a community use and offers opportunity to deliver new homes. Preapplication has been undertaken between the developer and LPA prior to submission of the application and dialogue has continued through the application process, with revisions being tabled where appropriate.

The scheme has evolved positively to feedback so that the new community hall has been located closer to the site entrance with the inclusion of a pedestrian access and landscaping that will improve and soften the appearance of the community building when viewed from Maple Close, and the parking court and services to be located to the rear of hall. The 9 dwellings are located parallel to the dwellings in Orchard Avenue, achieving small but usable rear garden areas, and a degree of defensible space to their frontage has been achieved through the introduction of planting, providing a buffer between the parking and front habitable rooms.

In terms of appearance, the community hall building is itself of a utilitarian form and design and would have a low visual impact in terms of scale. The comments of the Design Officer are outlined in full above, but in essence notes that the appearance of the building could be revised to include added interest to distinguish it from the residential form, but matters relating to materials and architectural details can be agreed by way of an appropriately worded planning condition.

The new dwellings are relatively uniform in their appearance, creating a mews form of development with front facing gables. In terms of context of the wider area, a variation of typology is considered acceptable as the site boundary is clearly defined and separated from the existing dwellings of Maple Close and in any event, would enhance the appearance of the site and surrounding context as a whole.

The use of maisonettes within the envelope of an externally designed two storey dwelling form is not uncommon within the surrounding area and provides an effective way of achieving small unit accommodation within a suburban context. The architectural detail of the dwellings has been simplified following the initial comments of the Design Officer and juliet balconies have been added to the frontages of some units to improve the quality of living spaces.

In summary, the proposed development seeks to maximise a quantum of development on an urban brownfield site, and reflects the pattern and density of surrounding development. It is considered that the dwellings by way of their appearance and scale are acceptable, and although contrast with existing styles beyond the site confines, complement the appearance of the area and would make a positive contribution to the area as a whole.

The comments made by the Design Officer have either been addressed via minor amendments to the scheme or can be agreed via condition; matters relating to renewables, are outlined further below. Therefore, the proposed development is considered to comply with core local policy CP1 (i) and (iii) of the local plan and the design principles within chapter 12 of the NPPF.

Sustainability and Renewable Energy

Local policy IR5 seeks to incorporate the principles of energy conservation and efficiency to achieve sustainable forms of development through the design and layout of development. The proposed development seeks to incorporate renewable energy gains through the use of PV panels on the roof of both the community hall and the residential dwellings and an electric heating system is proposed, both of which are welcomed. However, it is considered a greater provision of PVs can be installed on the community hall to maximise energy gains and the move away from air or ground source heat pumps in preference as originally proposed is disappointing.

A planning condition can be attached to any permission requiring further technical specification of the agreed heating system to promote sustainable electric energy sources as well as an agreed provision of PVs on the hall. The development would also provide biodiversity net gains that are detailed further within the ecology section of the report and the infrastructure for electric vehicle charging points can be conditioned into any grant of approval. In summary the development broadly conforms with the requirements of policy IR5 of the local plan and contributes to sustainable development through the proposed renewable energy features.

Neighbour Amenity

Plot 1-2 is set back in its plot as to not encroach beyond the building line of No.4 Maple Close and a separation distance of 4 and 9 metres would be maintained between the buildings. It is considered that this relationship between buildings would not result in an overbearing impact or loss of light or outlook to the occupiers of No.4.

The community hall is positioned further forward of No.5 Maple Close but of a height that would not result in a material impact on the living conditions of the occupiers of No.5. Furthermore, the daylight/sunlight assessment that has been undertaken and submitted as part of the application identifies that there would be no material impact on daylight and sunlight conditions experienced within habitable spaces within existing neighbouring properties, in line with BRE methodology. No other neighbouring properties are within close enough proximity to be affected by amenity considerations relating to light and outlook, and it is not considered the position of the proposed dwellings would lead to any significant overshadowing to the neighbouring dwellings within Orchard Avenue.

In terms of overlooking and privacy, plots 3 -9 are positioned 10metres from the rear boundary with existing dwellings in Orchard Avenue with rearward facing first floor windows.

The residential design guide of the local plan from 2005 is largely outdated and the Essex Design Guide (EDG), whilst not formally adopted, provides more up to date guidance on amenity standards. The EDG suggests that the rear of new dwellings should not encroach any closer than 15m to an existing rear neighbouring boundary and that where habitable rooms are located at the rear of neighbouring properties and the

rear facades face each other, a minimum spacing of 25m between the rears of the properties is required.

In this instance, the new dwellings do not meet the guidance of 15m to the shared boundary, and a level of mutual overlooking to the opposing gardens is likely to occur. In urban and suburban areas, it is generally recognised that a level of mutual overlooking is likely to occur, and in this instance could not be overcome by design. The weight to be given to this impact should be apportioned by the decision maker within the planning balance. However, a back-to-back separation distance of 25m would be achieved between all dwellings, and therefore inter-overlooking between windows would not be considered unacceptable. Plot 1-2 is positioned closer than 10metres to the boundary but has no first-floor rear windows and therefore would not result in any material overlooking, the windows at ground floor would be adequately screened by boundary treatments and the first-floor flank window serving plot 2 would be angled to prevent any direct overlooking to the garden of No.4 Maple Close.

In response to the neighbour objections; the proposal does not detail that cctv will be installed as part of the development proposal. However, any future provision would ordinarily be located to overlook the public realm and any positioned on the single storey community hall would not be of a height that would amount to a loss of privacy. Any disturbance from the car park of the community hall, in terms of headlights, emissions and noise would have a negligible effect on closest residents as the car park is located a sufficient distance from the rear of neighbouring residential properties and would be screened by close boarded fencing and vegetation. It is not considered the position of the proposed refuse stores of the hall would lead to any issues of noise or odour. Further details of boundary treatments and landscaping would be secured and controlled via condition as well as the opening hours of the community hall. Similarly, details of external lighting would be provided at condition stage and can be designed as to not result in unnecessary glare or luminance to neighbouring residents.

In summary, the proposed dwellings would be less than the 15m distance to rear boundary of neighbouring properties in Orchard Avenue contrary to local design guidance and a degree of mutual overlooking between the proposed dwellings and existing dwellings gardens would occur as a result. However, adequate back-to-back distances can be achieved, the overlooking would only occur from bedroom windows and therefore would only be for a limited time of day and a degree of mutual overlooking is inevitable in urban residential developments. Regardless, the level of harm identified is weighted in the planning balance section at the end of this report.

Living Conditions of Future Occupiers

Plot 1-2 has been repositioned during the lifetime of the application, as it was in breach of the 45 degree rule leading to a loss of light and outlook to the future occupiers of plot 3. Following the revision, all units comply with the minimum internal size requirements outlined within the Government's technical housing standards and all would be dual aspect and provided with adequate light, outlook and ventilation.

In terms of amenity provision, the garden area of maisonettes 8/9 are partially communal but both are provided with a small private area, the proposed provision is not considered unacceptable for 1 bed units. The 2 and 3 bed units (plots 3-7) are provided with private gardens that are below the size recommended within the residential design guidance of the local plan (2005). The EDG does however allow for smaller gardens within urban areas but family sized units should provide an area larger enough for children to play and for general amenities. It is considered the proposed gardens would, although small, be usable spaces for the future occupiers and would be able to accommodate cycle stores, refuse facilities and small areas of play for the future occupiers. No objections are therefore raised on this basis.

The operational services department raised an initial objection to the development as access arrangements for refuse trucks is restricted by the existing width of the road at Maple Close. However, following internal discussion, the operational services department has advised a refuse strategy that details kerbside collection of residential waste and the collection of commercial waste from the dedicated refuse collection point at the entrance of the site, would allow for refuse to be collected by foot, in the event that Maple Close is blocked by unlawful parking. Such details are considered acceptable and can be secured by condition for a refuse strategy.

In summary, the proposed development would be able to provide adequate living conditions for the future occupiers of the proposed development.

Parking and Highway Considerations

The application site is within a sustainable location within close proximity of the Town centre and public transportation opportunities. The application site will utilise the existing vehicular access off of Maple Close. The transport statement submitted demonstrates the proposed use of the site would not generate a significant increase in traffic movements and would be adequately accommodated by the local highway network.

The proposed development fully complies with Brentwood Borough Council's adopted parking standards for the residential element of the scheme, providing a total of 14 allocated vehicle spaces and 2 visitor bays. The proposed parking provision for the community hall is 8 spaces, to include 2 DDA bays, which is also in accordance with the adopted parking standards which recommends a maximum of 7 parking spaces for the community hall. Covered and secure cycle storage would also be provided for each dwelling and visitor cycle storage is shown to the front of the community hall.

The Highway Authority have raised no objection to the proposed development subject to standard conditions to include a construction method statement, provision of access and parking prior to the occupation of the development and residential travel packs to promote sustainable transportation. The proposed development is in compliance with local policy CP1 (iv), T2 and T5 and the adopted parking standards.

Landscaping and Trees

The proposed layout of the site retains most of the existing landscape features, to include most of the mature trees and vegetation at the south corner of the site and the existing hedge that adjoins the boundary with No.5 Maple Close. All the dwellings will be provided with rear gardens and new planting would be introduced at the entrance that would contribute to the visual amenity of the area.

The Council's Arboriculturalist has raised no objections to the removal of a small number of trees and vegetation or the landscaping proposed, subject to a Construction Environment Management Plan that details tree protection measures and management works, as well as a soft landscaping scheme with replacement trees and planting. Subject to such conditions, the proposed development accords with local policy C5.

Ecology

The proposed development is of limited ecological value, as such there are no objections to the development on ecological grounds. However, biodiversity net-gains can be made through the introduction of bat/bird boxes on the community hall building and construction methods should ensure adequate protection of transient badgers are considered. Both matters can be detailed via condition.

Open Space

The existing site has a small pocket park that is directly associated with the community hall, it is maintained by the Council and is currently accessible to the public. The applicant does not seek to provide any replacement on site play space as part of the proposed development or meaningful open space.

There is no planning policy requirement for the pocket park to be retained or relocated as it is not allocated as a protected urban open space, furthermore the application site and surrounding area is within walking distance of Kings George's Park which has large play facilities that would serve the surrounding area, therefore it is not considered the loss of pocket park would be of significant detriment to the locality. However, local policy LT4 and appendix 5 of the adopted local plan states proposals for residential development will normally be required to make a financial contribution towards the provision of a Local Area of Play (LAP), a Local Equipped Area of Play (LEAP) and a Neighbourhood Equipped Area of Play (NEAP) where it is considered necessary, fair and reasonably related to the proposed development. In this instance, the Council's Open Space Supervisor (OSS) has raised no in principle objection to the loss of the existing pocket park but has advised the application none the less would result in the loss of public amenity. It is acknowledged that it would not be feasible to provide this on site and therefore to mitigate the loss, a financial contribution to improve existing open space/play facilities in the Borough would be required that should be proportionate to the cost of establishing a new LEAP play area elsewhere in the Borough. In the event that there is no requirement for new play facilities within the vicinity of the site then the

monies would be directed to those plays areas identified in the Council's Play Area Strategy.

Planning obligations including financial contributions must only be sought where they meet the tests set out within national planning policy NPPF paragraph 56, that is:

- Necessary to make the development acceptable in planning terms'
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

In the first and second point, it is considered that the provision of a financial contribution is necessary as there is a clear loss of a public play facility of which cannot be re-provided onsite. In terms of the third point, the OSS has provided an indicative figure and potential projects that will in the future likely require funding within proximity of the site that could benefit from such a contribution. Therefore, subject to evidence of costings and confirmation of an identified and reasonably related site to allocate funding to, the applicant has confirmed they are prepared to make a financial provision towards open space/play space by way of a S106, the final figure to be agreed with officers.

Flood Risk and Drainage

The application site is within flood zone 1 and is at a very low risk of both fluvial and surface water flooding. A large proportion of the site as existing is hard surfaced, the proposed scheme would increase the amount of permeable surfaces that would improve drainage and flood risk on the site. A drainage strategy report has been submitted as part of the application submission. The LLFA have raised no objection to the drainage strategy following minor revisions subject to a condition for a detailed surface water drainage scheme and future maintenance logs.

Other Matters

It is considered the majority of the neighbour objections have been addressed in the report above. However, in regard to the following matters: party wall agreements are a civil matter between parties and are not a material planning consideration that can be afforded any weight, an informative has been attached to refer the developer to the relevant legislation. Similarly, the matter relating to asbestos would be addressed at building control stage and is covered by other legislation that would control its removal in the interests of health and safety.

Conclusion and Planning Balance

The design and layout of the development is slightly constrained by the quantum of development leading to levels of mutual overlooking, small amenity areas for family units and reduced distances to existing boundaries contrary to residential design guidance. However as discussed, a minimum of 25m back-to-back distances can be achieved to all neighbouring residents and a degree of mutual overlooking is expected

within residential infill developments of this nature. Furthermore, all units are still provided with small but useable gardens.

On the other hand, in support of the scheme, the development would provide a good mix of affordable rented dwellings within a sustainable brownfield location. In accordance with NPPF's presumption in favour of sustainable development which states where a local plan is out of date (which includes local planning authorities that cannot demonstrate a five year supply of deliverable housing), there is a clear reason for refusing the development proposed and any adverse impacts of refusing the development would significantly outweigh the benefits of the framework as taken as a whole, taking into account the provisions of paragraph 11 (Making effective use of land), which seeks to support the development of underutilised land and buildings and to give substantial weight to the value of using suitable brownfield sites. Para 11 (D) further precludes that a tilted balance applies when determining applications for residential development in that there is a presumption in favour of new residential development.

In light of the above, it is not considered the level of harm in terms of layout and living conditions of existing and future occupiers would be sufficient to amount to a reason for a refusal or outweigh the identified benefit of reutilising a brownfield site for residential and community purposes that would help meet the identified affordable housing needs of the borough.

The application is therefore recommended for approval, subject to conditions and should be delivered in line with the requirements of a s106 agreement for a financial contribution towards open space/play space and in line with the triggers of the S106 of the development at 1-2 Seven Arches Road, ref: 20/01902/FUL.

7. Recommendation

The Application be APPROVED subject to completion of a Section 106 Agreement and to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

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.

3 Materials

Notwithstanding the details shown on the drawings hereby permitted, no development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area

4 Architectural Details

Additional drawings that show details of proposed new windows, oriel windows, doors, eaves, verges, cills and balconies to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the Local Planning Authority in writing prior to any development above ground level. The development shall be carried out in strict accordance with the approved details.

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

5 Site Levels

Details of existing and proposed site levels and the finished floor levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, excluding demolition. Construction shall be in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the area and the living conditions of nearby residents.

6 Hard and Soft Landscaping

Prior to the occupation of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall also include details of all surfacing materials. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

7 Boundary Treatments

The development shall not be occupied until details of external lighting and the treatment of all boundaries (including existing boundary treatments); to include 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 and lighting 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.

8 Refuse Strategy and Resi Pack

Prior to the occupation of the development details of a refuse strategy and a residential refuse information pack shall be submitted to and approved in writing by the local planning authority. The Developer shall be responsible for the provision, implementation and distribution of the approved refuse information pack to new homeowners and the development shall be completed in accordance with approved details and shall not be amended unless agreed in writing by the local planning authority.

Reason: To ensure that adequate provision is made in interests of future occupiers of development and to safeguard the character and appearance of the area.

9 Limitation of Use

This permission relates to approval of a community hall, use class F2(b); and shall be used for no other purpose (including any other purpose in Class F; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification.

Reason: To safeguard the living conditions of nearby residents.

10U0038854

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To safeguard the living conditions of the occupiers of neighbouring dwellings and to ensure adequate sized amenity areas are retained.

11 U0038855

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no alterations shall be made to the fenestration pattern hereby approved, no dormer windows, or rooflights shall be constructed and no change shall be made to the shape of the roof without the prior grant of specific planning permission by the local planning authority.

Reason: To safeguard the living conditions of the occupiers of neighbouring dwellings.

12U0038856

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) the dwellings hereby permitted shall not carry out any development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') without the prior grant of specific planning permission by the local planning authority.

Reason: To safeguard the living conditions of the occupiers of neighbouring dwellings and to ensure adequate sized amenity areas are retained.

13U0038857

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the community hall hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To safeguard the living conditions of the occupiers of neighbouring dwellings.

14U0038858

Prior to occupation of the development, any alterations to the existing vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with Maple Close shall be as shown in the Site Plan drawing 153762-STL-P_005 C; and with an appropriate dropped kerb vehicular crossing of the footway.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

15 Cycle Storage

None of the accommodation hereby permitted shall be occupied until the facilities to be provided for the cycle storage; have been provided in accordance with the details shown on the approved drawings. The facilities for the residential storage shall be shall be secure, convenient and covered, the community hall facilities shall

be provided with Sheffield Stands. Thereafter the accommodation shall not be occupied unless those facilities are retained.

Reason: To ensure that adequate provision is made in the interests of the amenity of the future occupiers and to promote sustainable transportation.

16 Residential Travel Pack

Prior to first occupation, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport for each dwelling, as approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. The pack (including tickets) is to be provided by the Developer free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

17 CON1 Construction Method Statement

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.

18 Obscure Glazing

All window(s) serving 'bathrooms' and 'wc's' of the dwellings hereby approved; shall be:- a) glazed using obscured glass to a minimum of level 3 of the " Pilkington " scale of obscuration and b) non-opening below a height of 1.7m above the floor of the room in which the window is installed. The windows shall be installed prior to the first occupation of the building or use of the room of which the window(s) is installed. Those windows shall remain so glazed and non-openable. (Note the application of translucent film to clear glazed windows does not satisfy the requirements of this condition)

Reason: In order to prevent an unacceptable degree of overlooking of nearby residential properties.

19 Renewables

Prior to any works above ground level, a sustainability and energy strategy to include further details of the number and location of renewable energy features, such as PV panels and a technical specification of the proposed heating system to be used shall be submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved details.

Reason: In order to maximise renewable energy and efficiency in the interests of sustainable development.

20 Surface Water Drainage Scheme

No works except demolition shall take place until the detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been updated and submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- o Limiting discharge rates to the rates highlighted in report "Drainage Strategy Report, P20-423, 7th January 2021" for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Final modelling and calculations for all areas of the drainage system.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason/s: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

21 Maintenance Logs

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

22 Construction Environment Management Plan

No development shall commence, including works of demolition until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should define best practice measures for ecological protection (including but not limited to protected species,) as well as protection methods of retained trees. The demolition and construction works shall be completed in accordance with the information agreed within the CEMP by the Local Planning Authority.

Reason: to ensure that appropriate measures are undertaken to ensure any disturbance to protected species is mitigated and to ensure trees are not harmed in the interests of visual amenity.

23 Bird/Bat Boxes

The provision of swift boxes and/or bat boxes (or similar product) shall be incorporated into/onto walls of the proposed community hall building hereby approved to provide additional nesting opportunities, details of which shall be submitted to and approved by the Local Planning Authority in writing prior to occupation of the development. The proposed boxes shall be located away from human/lighting disturbance and at least 1.8m from ground on east or north facing aspects, prior to the occupation of the development. The boxes shall be maintained and retained in perpetuity.

Reason: In order to provide a biodiversity net-gain in the interests of sustainable development.

24 Community Hall Opening Hours

Prior to the occupation of the community hall, details of its opening hours shall be submitted to and approved in writing by the local planning authority. The approved opening hours shall be permanently retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity.

25 Vehicular Parking

The proposed development shall not be occupied until such time as the vehicle parking areas indicated on planning drawing 153762-STL-P_010/D; including any parking spaces for the mobility impaired, have been hard surfaced, sealed and marked out in parking bays and provision shall be made for EV charge points, details of which shall be submitted to and approved in writing by the local planning

authority. The vehicle parking area, EVs and associated turning area shall be retained in this form at all times. The vehicle parking 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.

Reason: 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.

Informative(s)

1 INF01

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, H3, H4, H6, H14, T2,T5, LT4, LT11, C5, IR5, National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

4 INF22

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5 U0007589

The applicant is advised that a covenant should be included within the deed to the land to ensure SUDS features are maintained in the future.

6 U0007590

All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway; owing to the design, the internal road may not be adopted by the Highway Authority.

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 carriageway.

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 works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood, Essex CM13 3HD.

7 U0007591

Essex Police, provide a free, impartial advice service to applicants who require advice on Crime Prevention Through Environmental Design and Secured by Design and we would welcome the opportunity to meet with the applicant to discuss the security design aspects of the application to ensure provision of a safe and secure environment for potential residents Contact with Essex Police Designing Out Crime team is via designingoutcrime@essex.pnn.police.uk

8 INF31

The developer is reminded of the provisions of the European Regulation: EN 13724 for Post Boxes, specifically that the midpoint of the main slot should be between 700mm and 1700 mm in height. Further information may be viewed at:

<https://www.cwu.org/wp-content/uploads/2018/02/European-Regulation-EN13724-for-Post-Boxes.pdf>

9 INF29 Party Wall Act

The developer is reminded of the provisions of the Party Wall etc Act 1996 which may require notification of the proposed works to affected neighbours. Detailed information regarding the provisions of 'The Act' should be obtained from an appropriately qualified professional with knowledge of party wall matters. Further information may be viewed at

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

10 Asbestos

Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health & Safety Executive.

11 Signage/Adverts

Any proposed signage or adverts relating to the community hall may require specific grant of advertisement consent which can be applied for via the planning portal.

BACKGROUND DOCUMENTS

DECIDED:

