

SITE PLAN ATTACHED

LAND NORTH OF ROMAN ROAD, ROMAN ROAD, INGATESTONE, ESSEX

CONSTRUCTION OF HEADQUARTERS OFFICE WITH ASSOCIATED CENTRE OF EXCELLENCE AND CARE HOME ALONG WITH ACCESS (AND RELATED HIGHWAY WORKS), SERVICING, CAR PARKING, LANDSCAPING AND BOUNDARY TREATMENTS

APPLICATION NO: 21/01766/FUL

WARD Ingatestone, Fryerning & Mountnessing **8/13 WEEK DATE** 13th January 2022

PARISH Ingatestone & Fryerning **Extension of Time** 30th November 2022

CASE OFFICER Kathryn Williams

Drawing no(s) relevant to this decision:

- Planning Statement
- Design and Access Statement (incorporating Landscape Proposals)
- Statement of Community Involvement
- Transport Assessment
- Travel Plan
- Air Quality Report
- Flood Risk Assessment and Drainage Strategy
- Energy Statement
- Heritage Assessment
- Noise Impact Assessment
- Arboricultural Impact Assessment
- Tree Protection Plan
- Preliminary Ecological Appraisal
- Geo Environmental Assessment
- Preliminary Geo Environmental Risk Assessment
- Existing site location plan (drawing no. H-20-14-9-1 REV A)
- Updated Site Location Plan (drawing no. H-20-14-9-2 REV AC)
- Proposed Basement Floor Plan (drawing no. H-20-14-00-2 REV D)
- Proposed Floor Plan (drawing no. H-20-14-00-3 REV E)
- Proposed Floor Plan (drawing no. H-20-14-00-4 REV D)
- Proposed Floor Plan (drawing no. H-20-14-00-5 REV D)
- Proposed Roof Plan (drawing no. H-20-14-27-1 REV A)
- Proposed Floor Plan (drawing no. H-20-14-00-6 REV J)

- Proposed Floor Plan (drawing no. H-20-14-00-7 REV D)
- Proposed Floor Plan (drawing no. H-20-14-00-8 REV D)
- Proposed Roof Plan (drawing no. H-20-14-27-2 REV B)
- Proposed Elevations (drawing no. H-20-14-21-1 REV D)
- Proposed Elevations (drawing no. H-20-14-21-3 REV D)
- Proposed Elevations (drawing no. H-20-14-21-4 REV C)
- Supplementary Note on Neighbourhood Plan Policy 4
- Proposed Drainage Strategy Report (ref. 882119-R2(00))
- Update Drainage Strategy (drawing no. 882119-10-01 rev.P4)
- CGI Visual 01; CGI Visual 02; CGI Visual 03; CGI Visual 04
- Updated Sustainability Statement, May 2022
- Additional transport information (drawing nos. 20084.TR003, 20084.TR004, 20084.TR0010 revB, Road Safety Audit Stage 1)
- Health Impact Assessment

1. Proposals

The application is submitted on behalf of Hallmark Care Homes (Ingatestone) Limited, for the erection of a headquarter office with associated Centre of Excellence and care home.

Hallmark are a family run provider of multi award winning care homes with over 20 years' experience. They operate 20 care homes across England and Wales.

The application comprises:

- An office headquarters for the Hallmark Group of companies, measuring 1,694.40sqm GIA. This will also serve as a Centre of Excellence for the training of staff and administration of the portfolio of Hallmark Care Homes.
- A 70-bed care home, measuring 7,621.60sqm GIA. This includes a generous garden area for all residents and a dedicated garden for those suffering from dementia.
- The Wildlife Garden, an area of public open space to the north of the site.
- The north tip of the site which will be covered in trees and vegetation, as it is currently.

The proposal has been subject to extensive pre-application consultation with Council officers, and discussion with Parish Council and Local Ward Councillors. A virtual public consultation took place in February 2021 and the scheme was presented twice to the Essex Quality Review Panel (EQRP).

The proposal was discussed with NHS Mid Essex Clinical Commissioning Group regarding the suggestion in the emerging Neighbourhood Plan that the site might

accommodate a doctor's surgery. It was agreed by all parties that a suitably sized surgery could not be accommodate on the site, and that a financial contribution would be the most appropriate solution.

The proposal was submitted prior to the adoption of the current Local Plan. Therefore, some application documents and consultees' responses refer to the now superseded Brentwood Replacement Local Plan 2005.

2. Site and Surroundings

The application site, measuring 2.02 ha, is triangular in shape and slopes from south to north with a 10m change in levels. The site is bound to the west by the A12 and agricultural land further west, to the south by the B1002 (Roman Road), to the east by the A12 slip road and the residential area of Ingatestone further east, and to the north by the interjection between the A12 and the slip road.

The site was formerly arable farmland, but it has been left fallow for several years. The greenfield land is enclosed by shrubs, vegetation and trees along its boundaries, providing a natural buffer between the site and the surrounding roads.

Access to the site is from Roman Road (B1002) which connects the A12 to the village of Ingatestone, providing an important transport link to the wider area of Brentwood and Chelmsford. Bus stops are also located either side of Roman Road circa. 200 m from the site and provide access to Chelmsford and Warley, via Brentwood and Ingatestone.

Allocation site R22, Land Adjacent to A12, Ingatestone, is located immediately to the south on the other side of Roman Road. It was recently granted permission for 57 dwellings (ref. 22/00423).

The former Ingatestone Garden Centre, another allocated housing site with permission for 91 dwellings, is located further to the south on the eastern side of Roman Road

3. Policy Context

Adopted Brentwood Local Plan (the Local Plan) 2016-2033:

- E08: Land Adjacent to A12 and Slip Road, Ingatestone
- MG01: Spatial Strategy
- MG04: Health Impact Assessment
- MG05: Developer Contribution
- BE01: Carbon Reduction and Renewable Energy
- BE02: Water Efficiency and Management
- BE05: Sustainable Drainage
- BE08 Strategic Transport Infrastructure
- BE09: Sustainable means of travel and walkable streets
- BE11: Electric and Low Emission Vehicles
- BE12: Mitigating the Transport Impacts of Development

- BE13: Parking Standards
- BE14: Creating Successful Places
- BE15: Planning for Inclusive Communities
- BE16: Conservation and Enhancement of Historic Environment
- HP04: Specialist Accommodation
- PC01: Safeguarding Employment Land
- NE01: Protecting and Enhancing the Natural Environment
- NE02: Green and Blue Infrastructure
- NE05: Open Space and Recreation Provision
- NE08: Air Quality
- NE09: Flood Risk
- NE10: Contaminated Land and Hazardous Substances

The Ingatestone & Fryerning Neighbourhood Plan was formally approved on 4 August 2022 and is a material consideration in the determination of planning applications in the Ingatestone & Fryerning Parish.

National Policy:

- National Planning Policy Framework (NPPF) 2021
- National Planning Practice Guidance (NPPG)

4. Relevant History

There is no planning history available for the site.

5. 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/>.

At the time of writing this report, 0 neighbour representations have been received for this application. These are addressed in full at the end of the report.

The application is also accompanied by a Statement of Community Involvement (SCI). The SCI provides further detail on the public consultation exercise carried out by the applicant prior to the submission of the application, as well as a response to key concerns expressed by the local community.

6. 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/>.

- **Planning Policy**

Principles of development

The application site is employment-led allocation E08 in the Brentwood Local Plan. Local Plan Policy E08: Land Adjacent to the A12, Ingatestone, provides the basis for how development is expected to come forward and key considerations. It's noted that as a principal part of the proposal, the Office Headquarters building will comprise of 1,694 sq m (Gross Internal Area) floorspace providing for 75 full time jobs along with a further 20-30 new full time equivalent (FTE) jobs as the business expands. In addition, it is understood that the proposed care home would also generate an additional 70-80 FTE jobs. From an employment land perspective, the provision of office uses within class E(g)(i) is policy compliant and is welcomed. Although the employment floorspace only makes up part of the site (with the remainder being in C2 Use), it is understood that, as stated above, the employment uses will generate 95-105 FTE jobs in addition to the 70-80 care home related jobs to support the local area. This will contribute significantly, around 3-4%, to the targeted 5,000 additional job creation throughout the Plan period, which is one of the main drivers behind the employment land provision requirements. This would, therefore, bring positive effects to the local economy and contribute to the Local Plan's strategic objectives, as such the principles of the proposed development on the site are supported. As offices, research and development and light industrial uses are now falling under use class E together with retail and other main town centre uses, this may result in unintended consequence where change of use within class E can either individually, or collectively, harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres. As such, it may be necessary to impose planning conditions to restrict movement within use class E on the site.

The need for specialist accommodation for older persons

In terms of the need for specialist accommodation for older persons in the borough, as set out in the SHMA, it is evidenced that in Brentwood an additional need for circa 500 extra care housing units (market and affordable) should be provided to 2033 and an additional requirement for circa 420 bed spaces are needed to meet the C2 requirement to 2033.

In addition to policy commitments to secure residential care homes set out in the emerging Local Plan, the proposed 70 bed C2 development would go some way to further addressing the need for specialist accommodation and would provide a public health benefit for older persons. It would also have an added benefit of releasing accommodation in the local area.

Notwithstanding the above need, given the site is proposed as an employment allocation in the emerging Local Plan, should planning permission be granted we would ask consideration is given by way of condition(s) to restrictions safeguarding the continued future employment use of the site in relation to the Office Headquarters building.

We would also ask that consideration is given to an occupancy restriction limiting occupation of the care home to those aged 55 (as a minimum) and over, it is necessary to restrict occupancy in line with the scheme proposed.

Ingatestone & Fryerning Neighbourhood Plan

In addition to the Local Plan policies, the site falls within the boundaries of the emerging Ingatestone & Fryerning Neighbourhood Plan. On 17 June 2022 Brentwood Borough Council and Ingatestone & Fryerning Parish Council formally received the Inspectors report stating that the Ingatestone & Fryerning Neighbourhood Plan could proceed to Referendum stage (provided the required modifications were made). Subsequently the neighbourhood plan has now progressed to Regulation 19 Referendum, which commenced on 30 June 2022, with the vote scheduled to take place on 4 August 2022. As such policies within the neighbourhood plan must be given significant weight. The neighbourhood plan consists of seven policies, three of which should be given consideration-Policy 4: Economy, Policy 5: Transport, and Policy 6: Environment. High level comments on these policies have been provided below. More detailed comments should be provided by the Parish Council in relation to how this proposal has met the requirements within the Ingatestone & Fryerning Neighbourhood Plan.

Policy 4: Economy-makes specific reference to the Brentwood Local Plan site allocation E08. The supporting text of the policy does list care home (C2 use) as one of the acceptable uses for this site. The policy supports healthcare related employment and seeks to protect, support and improve existing business and employment within the parish. It is noted in the Supplementary Note on Policy 4 prepared by the applicant, local employment opportunities for those residing within the Parish have been considered.

Policy 5: Transport-focuses on car parking requirements, impacts on local highways, and bicycle routes and parking. Car parking standards and local highway impacts are addressed by Essex County Council and are not covered as part of this response. Access to public transportation, and cycle routes have been considered as part of the application. Inclusion of cycle parking would be an asset.

Policy 6: Environment-seeks a wide range of requirements from increased biodiversity net gains, increased access to green infrastructure and open spaces, opportunities for reduced carbon emissions, and contribute toward air quality monitoring. The Supplementary Note provided by the applicant states that sustainable construction will be utilised and achieve BREEM excellent standards. The proposal appears to make an effort to include green infrastructure and increased biodiversity as part of the application. This is welcomed, particularly with the recent focus on climate change indicatives and the announcement of the updated EnvironmentAct2021.As noted above, the site is well located to transport links, however it is reasonable to assume there will be an increase in traffic as a result of this development. Although the application includes an air quality assessment which concludes that there will not be any significant air quality impacts, contributions to air quality monitoring might be sought towards the delivery of air quality monitoring technology, collection and analysis of air quality data, and ongoing maintenance of the equipment; however, this is to be discussed with and confirmed by the Council's Environment Health Officer.

Economic Development Response

Hallmark Homes's unique development of a headquarters/Centre of Excellence and a care home aims to deliver over 100 new jobs in the next 3-5 years. This development aligns with the Council's Economic Development Strategy 2021-2025, which aspires to attract employers looking to relocate from other areas and to encourage quality

development that contributes to economic growth. We anticipate that many of the care home workers and staff working in the resident facilities such as the café, salon, gym and spa, will be recruited from the local community. Hallmark's new apprenticeships, NVQs and wide range of workshops will bring skills opportunities to the borough's job seekers or those looking to retrain. The nearby Ingatestone High Street should see additional footfall from staff, residents and visitors, giving the local traders an economic boost.

- **Design and Conservation Officer**

Thank you for consulting on this application which pertains 'Construction of Headquarters Office with associated Centre of Excellence and Care Home along with access (and related highway works), servicing, car parking, landscaping and boundary treatments'.

The site 'as existing' is open and verdant, located to the west of the historic core of the Ingatestone settlement. The site is currently designated Metropolitan Green Belt, but is recognised as allocated in the emerging Brentwood Local Plan, therefore should the principle of development be accepted, please find advice as follows:

The proposals have been subject to a structured and detailed series of preapplication meetings, including two Essex Quality Review Panel Assessments and Development Management Design Workshops.

In terms of built heritage, a Heritage Statement¹ is within the submission pack, this correctly identifies known heritage assets and considers impact upon their setting. Given the openness of the site allocation parcel and the long open views this is a key consideration. From my assessment I concur with the applicants Heritage Consultant that the impact upon known heritage assets would not result in a greater diminution of their significance. To the west of the allocation parcel is the Grade II listed building of Trueloves, situated on elevated ground, its setting and its intervisibility with regards to this development site, has been interrupted through recent residential development of scale.

With regards to the architectural design and creation of Place, this has developed with a fresh approach further to the first iteration of the emerging design, a chronology of this is located within the DAS.

Design advice offered through preapplication was to take strong cues from country estates and a landscape led approach, to ensure a new Place should create stages for entry and living/working, covering each component of the scheme thereafter, the narrative should draw on local attributes of the historic environment and landscape environment whilst balancing a development ethos for a user led scheme for future residents of dementia care and the employment users/visitor aspects of the development.

From my assessment of this narrative and the resultant scheme, I find the composition of the site layout has facilitated a series of green spaces around built form successfully, designing for this type of future community with accessible green spaces provides memory forming routes as discussed at length during preapplication, inclusivity and quality of life a positive attribute for health and wellbeing.

I have not been furnished with an overall site layout plan set in context, the floor plans are on isolated sheets, it would have been prudent to set these within their context in order to 'site' the relationship to the wider context. There are more detailed areas developed within the DAS for the purposes of this application, but a 'whole site plan' should be submitted to the LPA as part of the submission pack bearing in mind the level of detail for landscape and drainage etc.

Further to the landscape and 'green spaces' baseline which is well documented within the DAS, it is evident from the proposals the Project Architect has set up the placement of buildings in a hierarchy of scale and transitional spaces, which, as a collective is Place led.

I support the intent and features for above ground SUDs from the sense of entry to central gardens, and more private spaces as this will ensure the future environment is not car dominated and has pedestrian permeability and sensory experience as a valid development principle.

Car parking is located to the west of the site, held back from spillage into this central shared courtyard space by traditional garden walls, reinforces the estate narrative, it is not ideal to have a central spine road which remains running through the site layout, an option was studied to locate this route further to the west, which would minimise vehicle movement through the central space, please defer to Highways for additional advice in this regard.

In terms of the overall architectural style, the traditional intent is not objected to, there is modern insertion linking forms which subject to high quality engineering and detailing, is a valid approach. Detailed drawings of this abutment to the main ranges should be submitted, the profile of the mullions should have a finesse as per the intent submitted on page 34 of the DAS.

The contextual analysis within the Design & Access Statement (DAS) conveys research undertaken to underpin this traditional language. There are however areas of detail which must be refined to ensure the language is consistent. This can be advised upon within the determination period, or should the application be recommended for approval a series of detailed Conditions must be advised upon by Urban Design and Conservation; areas for revision include but are not exclusive to; balustrading, fenestration at upper roof level and barge boards, which are presently too urban and not akin to the architectural period adopted.

In addition, whilst a roof plan is submitted, this does not afford sufficient detail regarding any plant, mansafe systems and the sunken area of flatted roofs. Detailed cross-sectional information must be submitted and the flatted areas must sit below the ridges to negate obvious crown roof feature.

Overall, I offer no 'in principle' objections relating to this scheme, the Project Architect and Landscape Architect have collaboratively positioned the user at the heart of creating a future Place, the detail as referred within the body of this letter is critical to ensure a scheme of quality, both in architectural terms but also with regards to quality of life for future residents.

In summary, I have no objections, subject to revisions and detailed Conditions of planning.

- **Arboriculturalist**

Development has been concentrated on the lower slopes with car parking screened and to the rear of the site where possible. Most perimeter trees will be retained, which will ensure the existing screening is maintained.

The landscape strategy is included within the DAS. This sets out the different treatments that have been developed to meet the different needs of residents, staff and visitors, as well as helping to achieve biodiversity enhancements and incorporate SUDS features. The overall approach is considered appropriate. The detail of planting and materials to be used in the landscape scheme can be finalised through condition.

The ecological assessment provided in support of the application considered the site to have low ecological value due to its lack of suitable habitat for most protected species. No evidence of badger activity was recorded. During my site visit I found no evidence of badgers using the site. The site is bounded by busy roads, which are likely to deter animals crossing to it. However, I agree with the Badger Protection Group, that it would be appropriate for the applicant to provide a method statement to avoid injury to any animals entering the site during construction. This could either be a standalone condition or incorporated into a CEMP.

Features such as the attenuation ponds fronting the site and the wildflower meadow will provide additional habitat on the site.

It is considered that the proposed scheme reflects the design evolution that took place during pre-app discussions. I have no objection to the scheme on landscape or ecology grounds subject to the conditions outlined above.

- **Environmental Health Manager**

The Air Quality Report concludes that air quality for future residents within the development will be acceptable and that the operational air quality effects without mitigation are judged to be not significant; I would therefore not consider that any additional measures would be required and that there would not be an air quality monitoring contribution required as a result, happy to discuss further if needed.

I have now read through the Geo-Environmental Assessment report and it would appear that the likely risks from contamination are not significant at present but it would be useful for the suggested condition to be added to the decision notice in case of any unforeseen contamination hotspots being encountered during construction. From the conclusions of the report I do not think that it will be necessary for further intrusive site investigations unless contamination is discovered when on site, which is covered by the suggested condition above.

- **Operations Manager**

Concern that the roundabout is not sufficient for a 26 Ton RCV, the info provided shows a 4 x 2 vehicle with a smaller turning circle than one of Brentwood's standard sized trucks.

- **Open Space Strategy Coordinator**

Requested to include a number of informatives in the decision notice, and condition a Landscape Management Plan.

- **Public Health Officer and HIA Steering Group**

The Health Impact Assessment for the above application has used an appropriate method to assess the potential health impacts of the proposal. Some minor points have been highlighted where some consideration may be needed through the application process including:

- The policies within the Ingatestone and Fryerning Neighbourhood Plan
- The requirements set out in the Essex County Council's Climate Action Commission Report (where applicable)
- Linking in to the Ingatestone and Fryerning Parish Council's Health and well-being strategy especially in regards to Dementia support
- Types of food available for staff and residents to ensure access o healthy eating is available on the premises5.On-site security provision for staff, residents and visitors

- **Care Quality Commission**

No response received.

- **Essex County Council Adult Social Care**

No response received.

- **Highway Authority (Essex County Council)**

The proposals include the provision of 88 car parking spaces, which is an increase from the 75 spaces included in the initial submission. The increase is a result of the Highway Authority expressing concerns that the first iteration of the site layout may not be sufficient for parking demand. Although concerns remain, it is recognised that the proposals comply with Brentwood Borough Council's adopted standards for the office aspect of the development. Consequently, the Highway Authority is prepared to accept the proposals on the condition that, should any issues with parking on the highway outside the site arise post-development, the applicant will fund the cost of a Traffic Regulation Order to prevent such practice and thus ensure the future safety of all highway users.

Therefore, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to a number of conditions.

- **National Highways (Previously Highways England)**

We are content that this development will not have a severe impact upon the A12.

- **ECC SUDS**

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on a number of conditions.

- **Mid & South Essex Health Care**

The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. Planning obligations could be used to secure contributions to mitigate these impacts and make an otherwise unacceptable development acceptable in relation to healthcare provision.

The CCG therefore requests that the sum of £11,000 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity for the benefit of patients of the New Folly Surgery.

The development will also lead to the need for collaboration and joint working between the care home and the GP practice to effectively manage the primary care needs of residents. An agreement to provide secure and robust digital connectivity within the residential unit to facilitate access to patient records and to share training and best practice between the parties is requested. The inclusion of the centre of excellence offers a welcome opportunity for collaborative working between the care home provider and the health and care partnership to provide training and development for health and care workers.

- **Ingatstone & Fryerning Parish Council**

Ingatstone & Fryerning Parish Council raise NO OBJECTION to planning application 21/01766/FUL - Land North of Roman Road (B1002) subject to the Brentwood Borough Local Development Plan and the designation of the site.

- **Historic England**

Thank you for your letter of 4 February 2022 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

- **ECC Archaeology**

No objections to the proposal subject to a number of conditions.

- **Sustainability Officer**

The project is seeking, in line with policy, to undertake BREEAM certification and achieve BREEAM excellent for the office part of the development.

The commitments made to this end, fall well within the scope and requirements of BREEAM in terms of minimum standards as long as the design team make a solid commitment to only use legal timber for all uses within the site, for the non-assessed care home too (as this forms part of the wider site). As the care home is not being assessed, it is entirely possible (but not ethical) that there could be non-compliant timber within the structure of the care home building (but not within site timber), and the project could still achieve its BREEAM certificate).

As highlighted in the energy section, while both buildings on the development are strictly policy compliant, I would encourage the applicant to look again at the energy score within BREEAM for the office block and see to improve on their score, which in turn would impact on their baseline improvement for carbon emission for the building.

I would also encourage the applicant to seek to achieve a couple more BREEAM credits or increase their energy score for the office building to safeguard their chances to meeting the requirements of BREEAM for a Excellent rating.

It is disappointing that both structures are not being assessed for BREEAM certification as I think there are huge benefits to the residents as well as the operator of the buildings to undergo the certification process for the care home as well.

- **Natural England**

Natural England has no comments to make on this application.

- **Environment Agency**

The Environment Agency has no comments to make on this application.

- **Essex Badger Protection Group**

Site clearance will need to be carried out cautiously and under ecological supervision in order to prevent any hidden badger setts being damaged, or tunnels breached. Damage caused as a consequence of site work may constitute an offence under the Protection of Badgers Act 1992 if considered to have been undertaken recklessly.

Ultimately, whilst we have no objection to this scheme in principle, we do believe that the potential impact on badgers and other species needs to be more properly considered. We therefore recommend that any planning permission granted is subject to a number of conditions.

- **Essex Police**

Essex Police therefore requests that, for the benefit of the intended occupants, the developer formally seeks to achieve the relevant Secured by Design accreditation which in this case will be Secured by Design Commercial Developments 2015 version 2 for the offices and Excellence Centre and an updated SBD Healthcare Guide is due to be published shortly which will apply to the Care Home element of this development.

Lighting plays a pivotal role in deterring criminal activity, but also promotes a feeling of safety within that space. When designing both public and private space, and when

applied and designed correctly, lighting can reduce the potential for crime. Essex Police recommend that incorporated within any plans are detailed lighting designs, verified by an ILP accredited lighting engineer, specifying the current relevant standard which is BS5489-1 2020.

- **Affinity Water**

Thank you for forwarding this application. We have reviewed the development and do not have any comments to make.

- **Essex & Suffolk Water**

No response received.

- **Thames Water Development Planning**

Thank you for consulting us on this planning application, having reviewed the details the site area is not in Thames Water catchment area however we have no comments to make.

- **Essex Wildlife Trust**

No response received.

- **Bats**

No response received.

- **Royal Society for the Protection of Birds**

No response received.

- **UK Power Networks**

No response received.

- **National Grid**

No response received.

- **Essex County Fire & Rescue Service**

No response received.

7. Summary of Issues

Consideration of the proposal

The starting point for determining a planning application is the current development plan, which is the Brentwood Local Plan 2022 ('the Local Plan'). Planning legislation states that applications must be determined in accordance with the relevant development plan policies unless material considerations indicate otherwise. Additional policies, as relevant material considerations for determining this application, are the National Planning Policy Framework 2021 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the adopted plan contains policies of particular relevance to this proposal which are listed in section 5 above.

The policies set out in Ingatestone & Fryerning Neighbourhood Plan are also a consideration in the determination of the application.

Principle of development

The site is an employment site allocation, released from the Green Belt, identified as Site E08 in the Proposals Map.

Local Plan Policy E08 (Land Adjacent to A12 and Slip Road, Ingatestone) focusses on the application site and states:

Land adjacent to A12 and slip road, Ingatestone is allocated for around 2.06 ha of land for employment development which may comprise offices, light industrial, and research and development (within Class E), B2, B8 or sui generis employment uses. Other ancillary supporting development may be permitted as a means of supporting these principal employment uses.

Policy E08 sets out the following development principles. Any proposal for the site should:

- Provide access via Roman Road (B1002) with highway improvements; and
- Provide good walking and cycling connections within the site and the surrounding area.

The Ingatestone & Fryerning Neighbourhood Plan Policy 4 (Economy) makes specific reference to Local Plan site allocation E08, and lists offices (E(g)(i) use), B2 and B8 and any associated employment generating sui generis uses as principal uses on site. Class E (a-f) and ancillary uses are also permitted, where it is demonstrated that the location of these uses will not inhibit the operation of the principal uses on the site.

Overall, it is considered that the principle of development of an office building and a care home on the application site is acceptable, as confirmed by the policy team in their response. The economic development team also supports the proposed development.

Each element of the proposal is addressed in turn in the paragraphs below.

The proposed Office building

The proposed Office building comprises 1,694sqm GIA and is a part 2- part 3-storey construction. The building will provide an Office Headquarter for the wider group of companies (approximately 75% of the proposed floorarea) and a Centre of Excellence for the training of staff and administration of the portfolio of Hallmark Care Homes. The training will operate in tandem with the flagship care home. The building includes a number of consulting rooms the use of which is associated with the care home, thus they are not included in the floorarea.

The applicant confirmed that this element of the proposal will provide 75 full time jobs along with a further 20-30 new full time equivalent (FTE) jobs as the business expands. These additional jobs will be created over a 5 year period. The proposed care home is also expected to generate an additional 70-80 FTE jobs.

The provision of office uses within class E(g)(i) is compliant with Policy E08 of the Local Plan and Policy 4 of the Neighbourhood Plan.

From an employment land perspective, the provision of employment floorspace will contribute to the identified employment land need and is welcomed. Although the employment floorspace only makes up part of the site, it is understood that this will generate 95-105 FTE jobs in addition to the 70-80 care home related jobs to support the local area. This will contribute around 3-4% to the targeted 5,000 additional job creation throughout the Plan period, which is one of the main drivers behind the employment land provision requirements. This would, therefore, bring positive effects to the local economy and contribute to the Local Plan's strategic objectives.

The Strategic Planning team noted that as offices, research and development and light industrial uses are now falling under use class E together with retail and other main town centre uses, this may result in unintended consequence where change of use within class E can either individually, or collectively, harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres. A planning condition has therefore been imposed to restrict movement within use class E on the site.

The Economic Development team commented that the proposal, due to anticipated number of jobs to be created, aligns with the Council's Economic Development Strategy 2021-2025, which aspires to attract employers looking to relocate from other areas and to encourage quality development that contributes to economic growth.

Many of the care home workers and staff working in the resident facilities (such as the café, salon, gym and spa) will be recruited from the local community. Hallmark (who will operate the care home) and associated companies have committed to working with

local stakeholders, such as Brentwood Borough Council and Job Centre Plus, to maximise opportunities for local recruitment, and will promote training opportunities such as apprenticeships and NVQs. This will bring skills opportunities to the borough's job seekers or those looking to retrain.

It is noted that Local Recruitment and Training Obligations form part of the Heads of Terms of the legal agreement to be signed with the planning permission (see Legal Agreement section).

The nearby Ingatestone High Street should see additional footfall from staff, residents and visitors, giving the local traders an economic boost.

The proposed care home

The proposed care home comprises 7,621.60sqm GIA over 3 storeys and includes 70 bedrooms. It is expected to generate an additional 70-80 FTE jobs.

Residents are supported to live an active and fulfilled life and will be able to carry on with day-to-day activities such as cooking or helping in the garden. The care home will provide a range of communal spaces for residents such as day space lounge, dining and activity rooms, gym and hydrotherapy pool, hair and nail salon. An open-plan Cafe / Bistro is situated off the Reception Area, which creates a safe communal space for residents to sit with visitors.

The main entrance doors will be secure to prevent residents from wandering out towards the roads and car parking areas.

Bedrooms have been designed in 'households' or 'clusters' which vary between 6 – 10 beds. All bedrooms have ensuite wet room, and clusters comprise shared communal day spaces, assisted bathrooms, nurse station / treatment room and ancillary facilities.

The care home is provided with two separate gardens: the Residents Garden to the south-east corner of the site and a dedicated Dementia Garden to the north of the building.

Overall, it is considered that the proposed layout meets the HAPPI principles as encouraged by Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

The Strategic Housing Market Assessment (SHMA) demonstrates the need for circa 500 extra care housing units (market and affordable) to be provided to 2033, and an additional requirement for circa 420 bed spaces to meet the need for specialist housing for older people (Class C2) to 2033.

The proposed care home (Class C2) would contribute to addressing the need for specialist accommodation and support the Local Plan commitment to secure residential

care homes. It would also provide a public health benefit for older persons and have an added benefit of releasing accommodation in the local area.

The proposed care home allows for the required level of support required for the client group it targets, and it provides generous landscaping and amenity space. Whilst the proposal is not in close proximity to local shops or health and leisure facilities, it provides a significant number of facilities within the development (including a café/bistro, hair and nail salon, cinema, hydrotherapy and gym), and it is served by a choice of travel modes.

In policy terms, notwithstanding the identified need, the site is proposed as an employment allocation. A condition has therefore been imposed requiring any future changes to the scheme to maintain a minimum of 1,690sqm (GIA) in use as offices, light industrial, and research and development (within Class E). This will ensure that the future employment use of the site is safeguarded.

To guarantee that future occupancy of the care home remains in line with the proposed scheme, a further condition has been imposed limiting occupation to those aged 55 (as a minimum) and over.

Compliance with Ingatestone & Fryerning Neighbourhood Plan

Policy 4 supports class E(g)(i) office use and seeks to protect, support and improve existing business and employment within the parish. Therefore, proposed headquarter building is considered to be compliant with the uses listed in part (a) of the policy, whilst the proposed care home meets the aspirations of part (b) of the policy: *“the parish council will be supportive of development proposals which increase employment opportunities in the local area and support the local economy”*.

Part (b) of the policy sets out 8 criteria that proposals should meet in order to be supported, such as diversify the local economy and being located in areas which are accessible to the surrounding highways network and sustainable transport network.

The applicant submitted a Supplementary Note on Policy 4 explaining how local employment opportunities for those residing within the Parish have been considered and how, overall, the proposal site has a good level of accessibility by all relevant transport modes, including sustainable modes of travel.

The policy team confirmed that they are satisfied that the proposal complies with the objectives and Policy 4 and the Ingatestone & Fryerning Parish Council raised no objection to the proposed development.

Layout

Policy BE14 (Creating Successful Places) is supportive of development proposals provided they respond positively to the character and appearance of the surrounding

area, protect the amenities of neighbours, are of a high standard of design, take account of the need to conserve or enhance biodiversity, have satisfactory access and parking and can be accommodated by local highway infrastructure.

The proposed site layout is articulated into 5 key areas:

- The Roman Road entrance, including the attenuation pond.
- The built development located in the southern portion of the site with the HQ and Centre of Excellence to the west and the care home to the east. This area includes the central arrival court and communal open space (referred to as the Cherry Walk), gardens of both buildings, and the first car parking area (referred to as the Walled Garden).
- The second, larger car parking area and the Dementia Garden.
- The communal Wildlife Garden.
- The north tip of the site, which has been preserved as in its existing form with trees and shrub planting.

The car parking facilities have been strategically placed between the buildings and along the West boundary, allowing the care home to be located furthest away from the noise of the A12.

Design advice offered through the pre-application process was to take strong cues from country estates and a landscape led approach, to ensure a new Place should create stages for entry and living/working.

The Design and Access Statement demonstrates that inspiration has been taken from the most important features of the Ingatestone village environment, from the country estate character of Ingatestone Hall and surrounding rural landscape.

The Conservation, Place & Development Officer has commented that the composition of the site layout has facilitated a series of green spaces around built form successfully. Designing for this type of future community with accessible green spaces provides memory forming routes, as discussed at length during pre-application, inclusivity and quality of life a positive attribute for health and wellbeing.

The Roman Road entrance provides a strong sense of arrival, with a wildlife and attenuation pond surrounded by vegetation welcoming residents, workers and visitors through the Gatehouse into the development.

The placement of buildings is then set up in a hierarchy of scale and transitional spaces, which, as a collective is considered to be 'place led'.

The central arrival court and the Cherry Walk create a pleasant link between the two buildings, providing seating opportunities and pedestrian links.

The intent and features for above ground SUDs are supported: from the sense of entry to central gardens, and more private spaces. This will ensure the future environment is

not car dominated and has pedestrian permeability and sensory experience as a valid development principle.

The presence of communal open spaces is welcome and contributes to the sense of place of the proposal. The Wildlife Garden and the undeveloped north tip of the site provide a logical book end to the scheme.

The landscape strategy is well embedded within the scheme and is assessed later on in this report.

The Conservation, Place & Development Officer notes that the location of the car parking areas to the west of the site, held back from spillage into the central shared courtyard space by traditional garden walls, reinforces the estate narrative. Whilst it is not ideal that the central spine road remains running through the site layout, it is considered that, on balance, the approach is acceptable.

The applicant is currently discussing with the Highways Authority the provision of improvements to local connectivity.

To conclude, subject to positive comments from the highways officer, the proposal is compliant with Local Plan Policies E08 (Land Adjacent to A12 and Slip Road, Ingatestone), MG01 (Spatial Strategy), BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities). It is also compliant with Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Scale and Density

The proposed Head Quarter and Centre of Excellence ranges from 2 to 3 storeys in height, whilst the care home will be 3 storey high. This is considered to be appropriate and in line with the general character of Ingatestone.

Overall, the proposal shows an appropriate balance between the built up element (buildings, roads and parking areas) and the green areas (private gardens, the Wildlife Garden and the north tip).

The development is therefore compliant with Local Plan Policies BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities) as well as Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Appearance

The proposed design adopts a traditional approach which takes cues from local architectural styles and prominent historic buildings such as Ingatestone Hall, the Gate House and Trueloves. The contextual analysis within the Design and Access Statement conveys research undertaken to underpin this language. The Conservation, Place & Development Officer confirmed that the traditional intent is acceptable.

Accordingly, the materials palette chosen for the development reflects the traditional materials in the local context and is considered appropriate, subject to details being approved.

The overall design approach, including materials and roof form, is of high quality and consistent across the two buildings, which contributes to a sense of place. However, some architectural elements are presently too urban and not akin to the architectural period adopted. The Conservation, Place & Development Officer has therefore asked for a number of design details to be conditioned.

Each building has a modern, glazed block linking different areas, the only departure from the traditional style. These are interesting architectural elements which add interest to the visual appearance of the development. The Officer confirmed that this is a valid approach subject to high quality engineering and detailing. This has been conditioned.

The Roman Road entrance has been designed to be a key feature of the development and provides a welcome addition to the roadside frontage. The gate house principle is reflected in the passage from the central courtyard to the rear car park and the Wildlife Garden beyond.

The inclusion in the development of the Cherry Walk and the Walled Garden (which hides the first car parking area) soften the appearance of the development in its most built-up section.

Whilst the site is bounded by roads, a dense belt of planting along the length of the boundary is proposed which will provide a degree of enclosure and sense of rural retreat. Existing and additional trees and planting will help screen the road and the acoustic fence from within the development, and will provide additional habitat for wildlife.

The proposal is considered to positively address Local Plan Policies BE14 (Creating Successful Places) and BE15 (Planning for Inclusive Communities), and Policy 2 (Design of New Development) of the Ingatestone & Fryerning Neighbourhood Plan.

Landscape

Landscape design is a key component of this development, contributing to creating a place which will guarantee a high quality of life for future residents. The Conservation, Place & Development Officer commented that the Project Architect and Landscape Architect have collaboratively positioned the user at the heart of creating a future Place. The landscape strategy comprises not only trees and vegetation, but also biodiversity enhancements and SuDS features, and it has been designed to provide a clear narrative for pedestrians and vehicles as they travel through the site.

The strategy is articulated in a number of landscape areas, outlined below.

The Roman Road Entrance provides a strong sense of arrival through incorporating a gentle 'hump' bridging over a converted pond which provides attenuation, wildlife value, and connects to swales and ponds at the centre and south of the site.

The entrance leads to the Central Arrival Court, which is a shared use circular drive including large trees, planting and seating areas. The Central Arrival Court provides access to the Walled Garden car park which is surrounded by planting and fruit trees against a feature wall, and to the Cherry Walk, which is a walkway and garden area which provides access from the Walled Garden car park to the building entrances. The Cherry Walk provides a variety of recreational and seating areas. The rear car park, located to the north of the care home, is enclosed with native hedgerows and trees and to provide a green and wildlife-friendly area.

There are three dedicated garden areas within the proposal, namely the Residents Garden and the Dementia Garden (belonging to the care home), and the Wildlife Garden (an area of open space). All gardens will include ornamental planting, using a diverse range of shrubs, perennials, grasses and bulbs, in addition to plants with nectar and berries.

The Residents Garden is located east of the care home, and includes landscaping features such as circular walks, communal seating areas, growing areas and a wildlife pond. The Dementia Garden is located north of the care home, and includes a variety of walks, memorable features, sensual planting, seating areas and activity spaces for residents. Both the Dementia and Residents Garden will be secured by a 1.8m high black railing, which will be concealed by hedges and planting.

The Wildlife Garden is located north of the rear carpark, and includes ecological features such as hibernacula, native tree planting and 5m of native shrub planting along the boundary to provide additional wildlife value and to screen the acoustic fence. The garden also includes a pedestrian route which encircles a large meadow with orchard trees.

The applicant has chosen to retain the north tip of the application site in its existing form, with trees and shrub planting.

The site will be bounded by a perimeter of native shrub planting to screen the acoustic fencing, with native hedgerows running through the site along its internal boundaries.

The Council's Landscape and Ecology Officer confirms that there are no objections on landscape grounds to this application. The overall landscaping approach is therefore considered appropriate, and further detail of planting and materials to be used in the landscape scheme have been conditioned.

The Council's Open Space Officer recommended that a condition be added with regard to the submission of a Landscape and Ecology Management Plan. The applicant has already committed to preparing this in the Sustainability Statement, which reads: "A

landscape and ecology management plan will be developed in accordance with BS 42020:20131 covering the first five years. The landscape and management plan will be updated as appropriate to support maintenance of the ecological value of the site."

Therefore, a condition requesting a Landscape and Ecology Management Plan, covering the first five years of the development, has been added.

An Arboricultural Report has also been submitted in support of this application, which the Council's Landscape and Ecology Officer raises no objection to. The report concludes that the potential impact on the retained trees is moderate to low. It notes that a small part of the tree group G4, identified as low quality trees, will need to be cleared for the new access. In addition, one of the car parking bays will slightly extend into the Root Protection Area (RPA) of T3, meaning the outer edge of the parking bay within the RPA will need to be hand dug to the depth of the hard surface base, using the hand dig method within Appendix 3 of the report.

The report includes protection measures which will be incorporated into the development. These include fencing off all retained trees prior to commencement on site to prevent damage by construction activities, ground protection measures to prevent soil compaction, and arboricultural supervision. Traditional construction methods will not be acceptable to construct hard surfacing within the RPA, thus a 'No Dig' construction method is required.

Subject to conditions, the proposal therefore complies with Local Plan Policies NE01 (Protecting and Enhancing the Natural Environment), NE02 (Green and Blue Infrastructure), NE03 (Trees, Woodlands, Hedgerows) and NE05 (Open Space and Recreation Provision), as well as Policy 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Ecology and Biodiversity

A Preliminary Ecological Assessment (PEA) submitted in support of this application states that the site has low ecological value due to its lack of suitable habitat for most protected species. The likelihood of occurrence of protected species is therefore considered negligible.

The site was assessed on its habitat suitability for protected species, Badgers, Hazel Dormouse, Water Vole, Eurasian Otter, Barn Owl, Breeding Birds, Bats, Reptiles, Great Crested Newts, and White-clawed Crayfish. The only group of species observed on-site by the Applicant's ecologist was birds, thus it is likely that breeding birds may be using the trees on site. As such, in order to allow vegetation clearance to take place during summer, appropriate checks must be carried out by an ecologist to confirm there are no nesting birds present. The proposed checks must be incorporated into a Construction Environmental Management Plan (CEMP), which has been conditioned. Vegetation clearance can be carried out from late summer to late winter (September – end of February) to minimise the risk of nests being present.

The recommendations set out within the PEA, namely the planting of native trees and shrubs, have been incorporated into the landscaping strategy discussed above.

The Council's Landscape and Ecology Officer confirmed that there are no objections on ecology and biodiversity grounds to this application, and that no badger setts were visible during their site visit. They pointed out that features such as the attenuation ponds fronting the site, and the wildflower meadow will provide additional habitat on site.

The Essex Badger Protection Group note the possibility of badgers surrounding the site, meaning a further walkover survey should be undertaken (following cautious site clearance) and additional surveys should be carried out to ensure that they remain up to date at all times prior to the scheme's completion. The Landscape and Ecology Officer agrees with this and states that a method statement should be provided, to avoid injury to animals entering the site during construction. This has been incorporated into the CEMP condition. The Officer also confirmed that no additional badger survey is required.

Subject to these conditions, the proposal therefore complies with Local Plan Policy NE01 (Protecting and Enhancing the Natural Environment) and Policies 2 (Design of New Developments) and 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Heritage and Archaeology

A Heritage Assessment has been submitted in support of this application, which the Conservation, Place & Development Officer raises no objection to. The Heritage Assessment recognises that the site is in close proximity to a Roman road which ran to the south-east of the site, and a medieval/post-medieval parish boundary. As such, the presence of below ground archaeological remains cannot be ruled out. The assessment recognises that a programme of archaeological trial trenching would therefore be necessary prior to commencement of development.

ECC Archaeology did not raise any concerns with regards to the proposal, and asked for a number of conditions to be added to the decision notice

With regards to the impact on built heritage, the Conservation, Place & Development Officer concurs with Heritage Assessment, stating the impact upon known heritage assets would not result in a greater diminution of their significance. The Officer also notes the Grade II listed building of Trueloves, which is situated on elevated ground, and states that recent residential development of scale has interrupted its setting and intervisibility with regards to the development site. As such, it is considered the proposed development will have no adverse impact on this Grade II listed building.

Historic England have been consulted and do not wish to offer any comments.

The proposal therefore complies with Local Plan Policies BE16 (Conservation and Enhancement of Historic Environment).

Access, Parking and Highway Considerations

The proposed access is situated from Roman Road (B1002), located along the site's southern boundary, which will provide access for cars, delivery vehicles, cycles and pedestrians. The proposed access leads to a roundabout which is centrally placed within the site, providing access to parking and servicing areas.

As previously noted, the car parking facilities have been strategically placed along the western boundary, allowing the care home to be situated furthest away from the noise of the A12.

A Transport Assessment and Travel Plan have been submitted in support of this application. ECC Highways issued a holding objection to the application as the submitted TA fell short in a few areas. Updated plans were submitted which are considered acceptable. The number of car parking spaces was increased from 75 to 88, as a result of the Highway Authority expressing concerns that the first iteration of the site layout may not be sufficient for parking demand.

Although some concerns with regards to car parking remain, the proposal complies with the Council's adopted standards for the office aspect of the development. The Highway Authority is prepared to accept the lower provision of car parking spaces as should any issues with parking on the highway outside the site arise post-development, the applicant has agreed to fund the cost of a Traffic Regulation Order to restrict on-street parking ensuring the future safety of all highway users. This contribution is to be included in the legal agreement.

As part of the legal agreement, a Travel Plan monitoring fee will have to be negotiated as well as the scope of the highway works.

National Highways confirmed that the proposed development will not have a severe impact upon the A12. Thus, no contributions need to be provided towards the strategic road network.

Subject to contributions and conditions, the proposal therefore complies with Local Plan Policies BE08 (Strategic Transport Infrastructure), BE09 (Sustainable means of travel and walkable streets), BE11 (Electric and Low Emission Vehicles), BE12 (Mitigating the Transport Impacts of Development) and BE13 (Parking Standards). It is also compliant with Policies 5 (Transport) and 6 (Environment) of the Ingatestone & Fryerning Neighbourhood Plan.

Sustainability

A Sustainability Statement and Energy Statement have been prepared to clarify the overall sustainability credentials of the proposals and the extent to which renewable energy technology can be incorporated into the development. The key sustainability features include, but are not limited to:

- The Office building will be designed and built to achieve a BREEAM 'Excellent' rating under the New Construction 2018.
- The development will target a 27% reduction in Regulated CO2 emissions through energy efficiency measures, air source heat pumps and PV panels.
- The proposal has sought to include green and blue infrastructure and increased biodiversity as part of the application.

Furthermore, the proposal comprises extensive water features, a Wildlife Garden and natural areas which will promote wildlife and contribute to the sustainability of the scheme.

The above approach is welcomed, particularly with the recent focus on climate change indicatives and the announcement of the updated Environment Act 2021.

The Sustainability Statement and Energy Statement were reviewed in detail. The applicant addressed a number of comments in an updated Sustainability Statement, ensuring policy compliance.

The BREEAM 'Excellent' target for the Office building in line with the requirements of policy BE01, but it is disappointing that the applicant did not consider achieving BREEAM Excellent for the care home too, as recommended by officers. Whilst this is not a policy requirement, the building is already aiming to achieve a high percentage improvement on energy and achieving the additional credits to get to BREEAM Excellent would have boosted the sustainability credentials of the proposal and delivered important environmental gains.

Nonetheless, subject to conditions, the proposal complies with Local Plan Policies BE01 and BE02, and Policy 6 of the Ingatestone & Fryerning Neighbourhood Plan. It also exceeds the requirements of Policy 2 (Design of New Development) of the Neighbourhood Plan.

Land Contamination

A Geo Environmental Assessment and a Preliminary Geo Environmental Risk Assessment concluded that the site is low risk with regard to contamination and that any further investigative measures necessary can be secured by planning condition.

The Environmental Health Manager did not raise any concerns with regards to this aspect of the proposal and requested a condition to be added to the decision notice, which is relevant should contamination be discovered during works.

Subject to condition, the proposal therefore complies with Local Plan Policy NE10 (Contaminated Land and Hazardous Substances).

Refuse and Recycling

Communal stores will be included in the care home building, where both recyclable and non-recyclable waste can be stored in accordance with the Council's waste collection service. In addition, space will be provided for segregated recycling waste bins within the kitchen areas.

The office building will have a designated communal store for segregation and storage of commercial waste and recycling. This space will meet the relevant BREEAM requirements.

The Operations Manager expressed concerns that the proposed roundabout is not sufficient for a 26 Ton RCV, as the info provided shows a 4 x 2 vehicle with a smaller turning circle than one of Brentwood's standard sized trucks. The applicant explained that the roundabout is intended to be constructed from material capable of being overrun by vehicles (e.g. grasscrete) and that the site will be serviced by a private contractor.

The Sustainability Statement that accompanies this application notes that *"prior to construction, a Site Waste Management Plan will be developed which will establish ways of minimising waste at source, assess the use, reuse and recycling of materials on and off-site and prevent illegal waste activities."*

In line with the above and in order to address the officer's concerns, a Site Waste Management Plan has been conditioned, to include details of the roundabout and confirmation of how Brentwood's standard sized trucks would be able to access the site in the event of the private contractor not operating on the site.

Subject to condition, the proposed refuse strategy is appropriate and compliant with Local Plan Policy BE14 (Creating Successful Places).

Drainage

A Flood Risk Assessment, including drainage strategy, accompanies the application. It demonstrates that the site is located within Flood Zone 1 and has a very low risk of flooding, safe access and egress can be achieved via the site entrance at all times.

Surface water from the site drains to the Anglian Water surface water sewer within Roman Road. In response to a pre-development enquiry in 2019, Anglian Water

confirmed that the surface water from the development can connect with their surface water network within Roman Road. Subject to agreement with Anglian Water, surface run-off will be restricted using a hydro-brake, and will discharge via an attenuation tank or similar.

The SuDS strategy includes the use of oversized concrete pipes and geo-cellular storage to store surface water. Water Quality Protection will be achieved by permeable paving within some of the parking locations on-site. Swales will collect water from the centre of the site and connect to ponds at the south of the site. These ponds will be partially lined to ensure some water during dryer periods for wildlife but will ensure additional attenuation capacity when required.

Additional information was requested by ECC SuDS to assess the proposal, which was provided by the applicant. Further to this, ECC SuDS confirmed that the proposal is acceptable subject to conditions.

The above demonstrates that the scheme meets the requirement of Local Plan Policies NE09 (Flood Risk) and BE05 (Sustainable Drainage). It is also compliant with Policies 2 (Design of New Developments) and 6 (Environment) of the Ingatstone & Fryerning Neighbourhood Plan.

Noise

A Noise Impact Assessment has been submitted in support of this application due to the site's proximity to the A12. The assessment concludes that an acceptable acoustic environment can be achieved for the care home and associated HQ using common construction methods and mitigation measures such as a 2.5m acoustic barrier surrounding the site's boundary, several 2m high brick walls, and acoustic refuge areas.

The assessment recognises that once a full plant schedule has been decided upon, a dedicated noise and vibration assessment should be undertaken.

The Environmental Health Manager raises no objection to the findings and recommendations set out within the assessment, noting that that the proposals to deal with external and internal noise are appropriate.

Subject to condition, the proposal therefore complies with Local Plan Policy BE14 (Creating Successful Places).

Air Quality

An Air Quality Assessment has been submitted in support of this application due to the site's proximity to the A12. The report assesses the air quality conditions achieved for future residents of the care home, in addition to the air quality conditions achieved at existing residential properties within the surrounding area due to additional traffic resulting from the development. The assessment concludes that the proposed

development will not have a significant impact on local roadside air quality, and that air quality for future residents within the development will be acceptable.

The Ingatestone & Fryerning Neighbourhood Plan states that in the absence of any regular monitoring, all new major developments in the parish will be required to demonstrate an understanding of the current air quality surrounding the development site and outline the potential wider air quality implications of the proposed development on the parish. The Environmental Health Manager has concluded that because the air quality for future residents within the development will be acceptable and the operational air quality effects without mitigation will not be significant, no additional measures would be required and there is no need air quality monitoring contribution.

The proposal therefore complies with Local Plan Policy NE08 and Policy 5 of the Ingatestone & Fryerning Neighbourhood Plan.

Health Impact Assessment

A Health Impact Assessment (HIA) was submitted in support of the proposal in line with the requirements of Local Planning Policy MG04 (Health Impact Assessment), which was jointly reviewed by the Public Health Officer and the HIA Steering Group. Officers highlighted some minor points and recommended to consider them through the application process.

The applicant addressed these and the HIA Steering Group confirmed that the conclusions of the HIA are supported.

This demonstrates that the proposal has met the requirements of Local Planning Policy MG04 (Health Impact Assessment).

Legal agreement

The applicant has accepted that it will be necessary for certain obligations in respect of the proposed application to be dealt with by way of an Agreement under Section 106 of the Town & Country Planning Act 1990. This is in line with Local Planning Policy MG05 (Developer Contributions).

The contributions required to make the proposed residential development acceptable in planning terms are currently being discussed between the applicant, Council officers, the Highway Authority and the NHS. These are expected to include contributions towards healthcare provision, highways improvements and mitigation, as well as details of public open space management and of local recruitment and training obligations.

As the legal agreement is outstanding, it is recommended to the Committee that this is delegated to Officers to resolve, should Members be minded to approve the application.

8. Recommendation

It is recommended that a RESOLUTION TO GRANT PERMISSION is issued subject to the legal agreement being resolved, 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 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the glazed link block between buildings 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, in line with Policy BE14.

4 Materials

Notwithstanding the details shown on the drawings hereby approved; 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 and of ground surfaces 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, in line with Policy BE14.

5 Brickwork Sample Panels

No development above ground level shall take place until further details of the brickwork, including brick patterns, to be used in the development has been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of the proposed brickwork to include mortar colour and jointing, and bonding. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

6 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of fenestration (i.e. mullions, typical reveals, concealed vent strips) and balustrades 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: To ensure the architectural language is consistent with the architectural period adopted, in line with Policy BE14.

7 Design Details

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the proposed roof have been submitted to and approved in writing by the local planning authority. These include: plant equipment, mansafe systems, sunken area of flatted roofs, detailed cross-sectional information (the flatted areas must sit below the ridges to negate obvious crown roof feature) and barge boards. Development shall be carried out in accordance with the approved details.

Reason: To ensure the architectural language is consistent with the architectural period adopted, and to safeguard the character and appearance of the area, in line with Policy BE14.

8 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, in particular badgers and nesting birds) as well as protection methods of retained trees. The CEMP should include a method statement to avoid injury to any animals entering the site during construction. The CEMP shall identify that construction activities so far as is practical do not adversely impact amenity, traffic or the environment of the surrounding area by minimising the creation of noise, vibration and dust during the site preparation and construction phases of the development. 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.

9 Landscaping Scheme

No development above ground level shall commence on site, until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall indicate and include:

- details of any new trees or hedges;
- the location and species of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved;
- the existing trees shrubs and hedgerows to be retained;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including cycle stands, signs);
- external hard surface materials for parking spaces, pedestrian accesses, etc

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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

10 Landscape and Ecology Management Plan

No development above ground level shall commence on site, until a Landscape and Ecology Management Plan covering the first 5 years of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to meet the required BREEAM Le05 Target.

11 Drainage

No works except demolition shall takes place until a 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 submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to 5l/s 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/ All relevant permissions to discharge from the site into any outfall should be demonstrated.

- 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.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. Including treatment for the run-off from roofs.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason:

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.

12 Drainage

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates.

To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

13 Drainage

Prior to occupation, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, will be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

14 Site Waste Management Plan

No works shall take place until a Site Waste Management Plan has been submitted has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the roundabout and confirmation of how Brentwood's standard sized trucks would be able to access the site in the event of the private contractor not operating on the site.

Reason:

To ensure the compliance with Local Plan Policy BE14 (Creating Successful Places).

15 Highways

No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. vehicle routing
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities

Reason: To ensure that on-road parking of these vehicles in the adjoining roads does not occur, that loose materials and spoil are not brought out onto the highway and that construction vehicles do not use unsuitable roads, in the interests of highway safety and in accordance with Local Plan Policies BE09 and BE12.

16 Highways

Prior to occupation of the proposed development, the site access shall be provided in accordance with Drawing 20084-011 Rev D within Appendix 3 of Technical Note 1 – Response to Essex County Council dated 13th January 2022.

Reason: 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 Local Plan Policy BE09.

17 Highways

Prior to occupation, the developer shall provide site access and highway improvements as shown in principle in Drawing 20084-010 Rev B with full details to be agreed with the Highway Authority. In addition, the developer shall provide a pedestrian dropped kerb and tactile paving each side of the adjacent A12 offslip road where it meets Roman Road.

Reason: To provide pedestrians and the mobility impaired with safe access in all directions in accordance with Local Plan Policies BE09 and BE12.

18 Highways

Prior to first occupation of the proposed development, the Developer shall submit an updated workplace travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years. It shall be accompanied by a monitoring fee of £6,383 (plus the relevant sustainable travel indexation) to be paid before occupation to cover the 5 year period.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Local Plan Policies BE09 and BE12.

19 Highways

Prior to occupation, the existing bus stops on both sides of the B1002 Roman Road to the east of the site shall be improved to Essex County Council specifications. Both stops shall be provided with raised kerbs to facilitate pedestrian and wheelchair access, and real time passenger information displays.

Reason: To encourage trips by public transport, which is in the interest of accessibility and in accordance with Local Plan Policies BE09 and BE12.

20 Highways

The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area 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 in accordance with Local Plan Policies BE12 and BE13.

21 Cycle parking

Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Local Plan Policies BE12 and BE13.

22 Sustainability

Prior to the commencement of the development, an initial BREEAM assessment report demonstrating that the office building is expected to achieve BREEAM 'Excellent' construction standards, must be submitted to and approved, in writing, by the Local Planning Authority. The building shall not be occupied until evidence that the agreed level of construction standards has been achieved, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason: To accord with the aims of policy BE01 of Brentwood Local Plan.

23 Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the use class of the employment element of the development shall be restricted to class E(g).

Reason: To prevent change of use within class E that could harm other policy objectives of the Local Plan including the objective to safeguard employment land, and to protect the retail function of Brentwood Town Centre and other designated centres.

24 Land Use

Any future changes to the scheme or development proposals for the site shall maintain a minimum of 1,690sqm (GIA) in use as offices, light industrial, and research and development (Class E(g)), B2, B8 or sui generis employment uses.

Reason: To safeguard the continued future employment use of the site.

25 Care Home

Notwithstanding the details shown on the drawings hereby approved, the occupation of the Care Home shall be restricted to those aged 55 (as a minimum) and over.

Reason: To guarantee continued occupancy of the Care Home in line with the proposed scheme.

26 Planting back from highway

The proposed boundary planting shall be planted a minimum of 2 metres back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

27 Ecology

Site clearance and demolition work shall only be undertaken between the months of September and February unless and until a scheme detailing a nesting bird check is submitted to and approved in writing by the local planning authority. The scheme shall include mitigation measures should any nesting birds be identified, including a suitable stand off and /or exclusion zones if nests or nests in construction are identified. The check shall be undertaken by a suitably qualified ecologist.

Reason: To avoid the destruction of habitats in accordance with Local Plan Policy NE01 and comply with relevant legislation.

28 Drainage

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.

29 Noise

Where the site is adjacent to residential or business premises, heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of;

Monday–Friday.....08.00-18.00

Saturday.....08.00-13.00.

No noisy activities on Sundays or Bank Holidays.

Particularly noisy equipment such as Pile Drivers/Angle Cutters/Pneumatic Drills/Cement Mixers etc. should be used approximately one hour after the beginning hours mentioned above and one hour before the said end times.

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc.)

Radio noise should not be audible at the boundary of the nearest neighbouring property.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Health Department prior to commencement.

Reason: In order to protect the amenity of neighbouring occupiers.

30 Sustainability

The care home hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.

Reason: In the interests of improving water usage efficiency in accordance with Local Plan Policy BE02.

31 Sustainability

The office building hereby approved shall be designed and built to meet BREEAM 'Excellent' rating in category Wat 01.

Reason: In the interests of improving water usage efficiency in accordance with Local Plan Policy BE02.

32 Sustainability

The development hereby approved shall be designed and built to achieve at least a 27% reduction in carbon dioxide emissions above the requirements as set out in Part L Building Regulations, through energy efficiency measures, air source heat pumps, and PV panels, as set out in the Energy Statement (September 2021).

Reason: In the interests of improving resource efficiency to meet the government's carbon targets in accordance with Local Plan Policy BE01.

33 Secure by Design

Prior to occupation, a Secure by Design Statement shall be submitted to and approved in writing by the Local Planning Authority detailing how the development would adhere to the principles of Secure by Design. The Statement shall set out how the development achieves a Certificate of Compliance in respect of the Secure by Design Commercial Developments 2015 version 2 for the offices, and the updated SBD Healthcare Guide for the Care Home, to the satisfaction of the Metropolitan Police. All security measures applied to the approved development shall be permanently retained thereafter.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime, in accordance with Local Plan Policy BE15 and the aims and objectives of the NPPF chapter 8.

34 Land Contamination

Should contamination be found that was not previously identified during any stage of the application hereby approved or not considered that contamination shall be made safe

and reported immediately to the Local Planning Authority. The site shall be assessed and a remediation scheme shall be submitted for approval by the Local Planning Authority. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

Reason: To safeguard future users or occupiers of this site and the wider environment from irreversible risks associated with the contaminants which are present on site.

35 Archaeology

No development or preliminary groundworks can commence until a programme of archaeological trial trenching evaluation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved by the planning authority.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

36 Archaeology

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the Local Authorities archaeological advisors.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

37 Archaeology

A mitigation strategy detailing the excavation/preservation strategy of the archaeological remains identified shall be submitted to the local planning authority following the completion of the archaeological evaluation.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

38 Archaeology

No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

39 Archaeology

The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: MG01, MG04, MG05, BE01, BE02, BE05, BE08, BE09, BE11, BE12, BE13, BE14, BE15, BE16, HP04, PC01, NE01, NE02, NE05, NE08, NE09, NE10 and E08.

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 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 SuDS

Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.

Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.

Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.

It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.

The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

6 Open Space

Brentwood Borough Council will only maintain (on behalf of ECC) highway grass verge and open space areas, once the area has been adopted.

Formal areas will need to be maintained by a dedicated team, supplied by a qualified contractor.

Landscaped areas should be designed with water conservation in mind, utilizing rainwater harvesting for planted schemes.

Electric grounds maintenance equipment and non-chemical weed control should be utilised where possible.

7 Highways

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.

8 Archaeology

A professional team of archaeologists should undertake the archaeological work, which will initially comprise a trial trenching evaluation of the proposed development site. This may be followed by a programme of archaeological excavation and/or monitoring, depending on the results of the trenching. The Borough Council should inform the applicant of the archaeological recommendation and its financial implications. An archaeological brief detailing the work and the level of investigation required will be issued from this office on request.

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

BACKGROUND DOCUMENTS

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

<https://www.brentwood.gov.uk/-/applicationsviewcommentandtrack>

DECIDED: