

ADDENDUM REPORT 22/01347/FUL

LAND EAST OF NAGS HEAD LANE, BRENTWOOD

Hybrid application seeking full planning permission for the development of the Site for 121 residential dwellings, public open space, pedestrian and cycle link, vehicular access from Nags Head Lane, landscaping, drainage infrastructure and all associated ancillary development and outline planning permission (with all matters reserved) for 6 no. serviced self-build plots or custom build plots.

This report includes an update on drawing numbers and amended and new conditions and an update on the s.106 contributions.

Amended Drawing Numbers:

21355G/61 Rev P1, 21355G/62 Rev P1 and 21355G/63 Rev P1 are for information to assist in visualising the proposal and are not proposed to be included as approved plans.

21355G/100 – 123 Rev P1, 21355G/200 – 211 Rev P1 and 1621-002G Landscape Masterplan are superseded with the following Drawings submitted on 10th March 2023:

21355G/100 Rev P3 – Proposed Elevations and Floor Plans
21355G/102 Rev P2 – Proposed Elevations and Floor Plans
21355G/105 Rev P2 – Proposed Elevations and Floor Plans
21355G/106 Rev P3 – Proposed Elevations and Floor Plans
21355G/107 Rev P3 – Proposed Elevations and Floor Plans
21355G/108 Rev P3 – Proposed Elevations and Floor Plans
21355G/109 Rev P1 – Proposed Elevations and Floor Plans
21355G/110 Rev P5 – Proposed Elevations and Floor Plans
21355G/111 Rev P3 – Proposed Elevations and Floor Plans
21355G/112 Rev P3 – Proposed Elevations and Floor Plans
21355G/113 Rev P2 – Proposed Elevations and Floor Plans
21355G/114 Rev P3 – Proposed Elevations and Floor Plans
21355G/115 Rev P3 – Proposed Elevations and Floor Plans
21355G/116 Rev P3 – Proposed Elevations and Floor Plans
21355G/117 Rev P2 – Proposed Elevations and Floor Plans
21355G/119 Rev P2 – Proposed Elevations and Floor Plans
21355G/120 Rev P1 – Proposed Elevations and Floor Plans
21355G/122 Rev P2 – Proposed Elevations and Floor Plans
21355G/123 Rev P3 – Proposed Elevations and Floor Plans
21355G/200 Rev P1 – Proposed Elevations and Floor Plans
21355G/201 Rev P1 – Proposed Elevations and Floor Plans
21355G/202 Rev P1 – Proposed Elevations and Floor Plans
21355G/203 Rev P1 – Proposed Elevations and Floor Plans
21355G/204 Rev P2 – Proposed Elevations and Floor Plans
21355G/205 Rev P1 – Proposed Elevations and Floor Plans
21355G/206 Rev P1 – Proposed Elevations and Floor Plans

21355G/207 Rev P2 – Proposed Elevations and Floor Plans
21355G/208 Rev P2 – Proposed Elevations and Floor Plans
21355G/209 Rev P3 – Proposed Elevations and Floor Plans
21355G/210 Rev P3 – Proposed Elevations and Floor Plans
21355G/211 Rev P3 – Proposed Elevations and Floor Plans
21355G/212 Rev P2 – Proposed Elevations and Floor Plans
21355G/214 Rev P2 – Proposed Elevations and Floor Plans
21355G/215 Rev P2 – Proposed Elevations and Floor Plans
21355G/216 Rev P2 – Proposed Elevations and Floor Plans
21355G/218 Rev P2 – Proposed Elevations and Floor Plans
21355G/219 Rev P2 – Proposed Elevations and Floor Plans
21355G/221 Rev P2 – Proposed Elevations and Floor Plans
21355G/222 Rev P2 – Proposed Elevations and Floor Plans
21355G/223 Rev P2 – Proposed Elevations and Floor Plans
21355G/224 Rev P2 – Proposed Elevations and Floor Plans
21355G/226 Rev P2 – Proposed Elevations and Floor Plans
21355G/227 Rev P1 – Proposed Elevations and Floor Plans
21355G/228 Rev P2 – Proposed Elevations and Floor Plans
21355G/229 Rev P2 – Proposed Elevations and Floor Plans
21355G/230 Rev P2 – Proposed Elevations and Floor Plans
21355G/231 Rev P2 – Proposed Elevations and Floor Plans
21355G/232 Rev P1 – Proposed Elevations and Floor Plans
1621-002H – Landscape Masterplan

Amended Conditions

Condition 18 amended to include details of bird and bat boxes on dwellings. The amended wording is in bold.

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, and details for fenestration and doors (e.g., typical reveals, tenure blind, concealed vent strips), eaves (to support ecology), rainwater goods and **location of bird and bat boxes**, 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 local plan policy BE14.

Condition 30 is proposed to be amended to ensure the landscaping is implemented in the first planting season. The amended wording is in bold.

30 Planting Scheme

Prior to the commencement of the development hereby approved, a specification of all proposed soft and hard landscaping and tree planting shall be submitted to and approved in writing by the local planning authority. The scheme of soft landscaping shall include details of the quantity, size, species, position and the **planting programme** of all trees and shrubs to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection. In addition, all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the

landscape shall be similarly specified. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS8545:2014 and current landscape best practice.

Unless otherwise agreed in the planting programme, the landscaping scheme shall be completed during the first planting season after the date on which the development is commenced. Where tree planting is located in gardens of dwellings, these dwellings shall not be first occupied until the planting has been carried out. The development shall thereafter be carried out solely in accordance with the details thus approved and shall thereafter be retained as such for the lifetime of the development unless otherwise approved, in writing, by the local planning authority.

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development in order to comply with Local Plan Policies NE02, NE03, BE14 and BE15.

Amend condition 31 to ensure the boundary treatments include the eastern boundary details and that the boundary treatments are in place prior to first occupation of the relevant dwellings. The amended wording is in bold.

31 Boundary Treatments

Prior to commencement of above ground works, a detailed scheme for the siting and design of all boundary treatments (including drawings of any gates, fences, walls or other means of enclosure and including hedgehog links of 15cm diameter gaps at the base of fences) shall be submitted to and approved in writing by the local planning authority. The approved scheme, **including the eastern boundary treatment shown on approved Drawing No. 1621/005 Rev B**, shall be fully implemented **prior to first occupation of the dwellings the boundary treatments serve** and retained for the lifetime of the development, unless otherwise approved, in writing, by the local planning authority.

Reason: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity.

37 Electric vehicle charging point

Each dwelling shall be provided with an electric vehicle charging point prior to the first occupation of that dwelling.

Reason: To comply with Policy BE01 and BE11 of Brentwood Local Plan and the reports submitted supporting the application.

Self-build/Custom build Plots

The self-build and custom build plots are described in paragraph 6.10 of the Brentwood Local Plan:

Self-build – made available for individuals to design and build their own homes

Custom build – provided by site developers to specification of individuals

Outline planning permission is recommended for the 6 self-build/custom build plots and therefore conditions for details to be submitted and the reserved matter details are required. Condition 37 and 38 address the reserved matters.

38 Reserved Matters

Approval of the details of layout, scale, landscaping and appearance (hereby called “the reserved matters”) shall be obtained from the local planning authority in writing for the serviced self-build /custom build plots before development for dwellings commences on each of the 6 self-build plots. As part of the submission for reserved matters, details of the timing of the provision of the self-build/custom build plots shall be submitted to and approved in siting by the local planning authority.

The development shall be carried out in accordance with the approved details and conditions of the decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

39 Commencement of Reserved Matters

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

40 Minimum rear building line of self-build/custom build Plots 126 and 127

Notwithstanding the reserved matters of Condition 37, Plots 126 and 127 shall have a minimum building set back from the eastern boundary of 17 metres.

Reason: To ensure there is a consistent rear building line and give consideration to the living conditions of the occupiers of neighbouring dwellings.

Removal of permitted development rights

41 No PD for extensions (new dwellings)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted and the 6 self-build dwellings shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reason: To give consideration to the living conditions of the occupiers of neighbouring dwellings.

42 No PD for dormers/roof extensions and alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the roofs of the dwellings hereby permitted and the 6 self-build dwellings shall not have any dormer windows, or rooflights or change to the shape of the roof without the prior grant of specific planning permission by the local planning authority.

Reason: To give consideration to the living conditions of the occupiers of neighbouring dwellings.

43 No PD for outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reason: To retain garden space by managing hardstanding areas and to give consideration to the living conditions of the occupiers of neighbouring dwellings.

Section 106 update

Some of the amounts of the infrastructure delivery require updating and these include the following:

Open space - £250,000, which includes £227,155 towards outdoor sports and £22,845 towards provision and maintenance of off-site open space

IDP Ref T28 – M25 Junction 28 - £12,843

IDP Ref T29 – M25 Junction 29 - £327,495

IDP Ref T30 – Signalised Junction Improvement, A1023 Junction 17 Brook Street / Mascalls Lane – £170,000

Indoor sports provision £137,906, which includes £65,594 towards sports halls and £72,312 towards swimming pools