

**SITE PLAN ATTACHED**

**INGLETON HOUSE STOCK LANE INGATESTONE ESSEX CM4 9DY**

**DEMOLITION OF INGLETON HOUSE, TWO-STOREY BLOCK OF MAISONETTES, X2 BUNGALOWS (23 UNITS) AND 12 ASSOCIATED GARAGES AND REDEVELOPMENT FOR X 22 AFFORDABLE DWELLINGS (ONE AND TWO BEDROOM APARTMENTS, BUNGALOWS AND FLATS ALL ZERO CARBON IN USE), THE DECARBONISATION OF X5 EXISTING BUNGALOWS PLUS 22 CAR PARKING SPACES, ASSOCIATED LANDSCAPING, PUBLIC REALM ENHANCEMENTS AND ABOVE GROUND DRAINAGE FEATURES.**

**APPLICATION NO: 23/01433/FUL**

<b>WARD</b>	Ingatestone, Fryerning & Mountnessing	<b>8/13 WEEK DATE</b>	19 February 2024
-------------	---------------------------------------	-----------------------	------------------

<b>PARISH</b>	Ingatestone & Fryerning
---------------	-------------------------

<b>CASE OFFICER</b>	Fiona Dunning	01277 312500
---------------------	---------------	--------------

<b>Drawing no(s) relevant to this decision:</b>	Site Location Plan HBS-XX-00-DR-A-010-P01 Site Location Plan Existing Site Plan/Demolition Plan 1682 SEL ZZ XX DR L 0009 Rev 03 Topographical survey L10516- Ingleton House- CM4 9DY- Topo 2D Proposed Site Plan/Roof Plan 113692-HBS-XX-00-DR-A-002 P02 Landscaping Site Plan 1682-SEL-ZZ-XX-DR-L-0002-Rev 08 Block 1: Bungalow GA Proposed GF & Roof Plans - 113692-HBS-XX-00-DR-A-300 P02 Block 2: Flats GA Proposed GF and 1F Plans 113692-HBS-XX-00-DR-A-301 P02 Block 2: Flats GA Proposed Roof Plan 113692-HBS-XX-00-DR-A-302 P02 Block 3: Flats GA Proposed GF and 1F Plans 113692-HBS-XX-00-DR-A-303 P02 Block 3: Flats GA Proposed 2F and Roof Plans 113692-HBS-XX-00-DR-A-304 P02 Block 4: Retained Bung Existing GA & Roof Plan 113692-HBS-XX-00-DR-A-305 P02 Block 4: Retained Bung Existing GA Plan & Roof Plan 113692-HBS-XX-00-DR-A-306 Block 1: Flats GA Proposed Elevations 113692-HBS-XX-00-DR-A-400 P02 Block 2: Flats GA Proposed Elevations 113692-HBS-XX-00-DR-A-401 P02 Block 3: Bungalow GA Proposed Elevations 113692-HBS-XX-00-DR-A-402 P03 Block 3: Retained Bung Existing GA Elevations 113692-HBS-XX-00-DR-A-403 P02 Block 4: Retained Bungalows
---	---

Proposed GA Elevations 113692-HBS-XX-00-DR-A-404 Site Solar Study - 113692-HBS-XX-SC-00-A-005 NTS Landscape General Arrangement Plan 1682 SEL ZZ XX DR L 0003 Rev 03 Landscape Levels Plan 1682 SEL ZZ XX DR L 0004 Rev 03 Landscape Hardworks Plan 1682 SEL ZZ XX DR L 0005 Rev3 Landscape Softworks Plan 1682 SEL ZZ XX DR L 0006 Rev 03 Landscape Topsoil Plan 1682 SEL ZZ XX DR L 0007 Rev 03 Landscape Tree Protection Plan 1682 SEL ZZ XX DR L 0008 Rev 03 External Lighting Scheme HBS-00-00-DR-E-6101 P03 Design and Access Statement including 3D views, HBS Planning Statement including Affordable Housing Statement, NPS Transport Statement Rev D Flood Risk Assessment/Drainage Strategy X4 Parts tsa.ecology Preliminary Ecological Appraisal Bat Survey BNG Biodiversity Metric (in association with 1682-SEL-ZZ-XX-DR-L-0002-Rev08 Site Plan and 1682-SEL-ZZ-XX-DR-L-0006-Rev0 softworks plan and Ingleton House BNG Baseline Map v1 submitted separately) Ingleton House BNG Baseline Map v1 Arboricultural Impact Assessment 11 January 2024 HBS Sustainability and Energy Statement, Qoda Sustainability and Energy Statement, HBS Ground Investigation Report, HBS Heritage Assessment, Hytex Grassmesh Specification

## 1. **Proposals**

### Background

The planning application is part of Brentwood Borough Council's Strategic Housing Delivery Programme, which seeks to utilise existing housing sites and provide better quality affordable housing for its residents and meet greenhouse emissions target of net zero by 2050 in accordance with the Climate Change Act.

The development proposal includes the demolition of 23 dwellings and 12 garages and the construction of three new buildings to accommodate 22 dwellings and 22 car parking spaces as well as the decarbonisation of five existing bungalows. The new dwellings will be 1 and 2 bed apartments and bungalows, which will all be zero carbon in use.

### Site and Surrounds

The development site is located to the east of Ingatestone High Street and comprises two red line boundary sites. The smaller site on the east provides vehicle parking and a substation, while the larger site has frontage to Stock Lane and is occupied by 23 dwellings comprising 7 bungalows and 16 flats as well as two parking areas. The bungalows and flats are located within 5 buildings of one and two storeys that surround a central parking court for 12 vehicles and landscaped

areas and a western car parking area. Some of these dwellings are no longer occupied and structural surveys undertaken have established that it is not viable to refurbish some of the buildings.

There are approximately 20 trees in various locations on and adjacent to the site. Most of these trees are located on the northern boundary. The western side of the site has 4 disused garages and 6 open parking spaces each with a bollard to prevent non-resident parking. They are accessed via a private road named Spread Eagle Place, which is within the Ingatestone High Street Conservation Area. Three of the car parking spaces, to the south of the garages are also within the conservation area. Five of the bungalows on the site have rear gardens adjoining Spread Eagle Place.

To the west of the development site, with frontage to Stock Lane and rear gardens abutting Spread Eagle Place, are four dwellings in a two storey terrace named Arrol Cottages. Other nearby properties to the west includes the Co-operative supermarket, with 2 floors of flats above and a funeral business at the rear. These businesses and flats have parking within Spread Eagle Place, which is a private road and car park. The Co-operative has an entrance on Spread Eagle Place as well as the High Street, which enables residents of the development site to access the High Street during opening hours. Berkeley Cottage also is located west of the site and is a one and two storey dwelling with its garden sitting north of the development site.

Other adjoining properties to the north of the site include the Ingatestone Community Centre car park, Ingatestone and Fryerning Tennis Club with 3 tennis courts and the Ingatestone Bowling Club. The garden of No. 24 Pine Drive is located to the east of the bowling green and to the north-east of the development site.

The eastern side of the development site has a car park, which is accessed via The Hoppet from Stock Lane, includes 9 disused garages and approximately 6 unmarked parking spaces adjacent to a substation. To the east of this parking area are the gardens of No. 2 Pine Close and Fayretye 63 Stock Lane. To the south of the garages is No. 55 The Hoppet, which is an end terrace of 4 two storey dwellings. Between this garage area and the main part of the site there is a terrace of 6 two storey dwellings, which have frontage to The Hoppet. These 10 dwellings with frontage to The Hoppet sit outside the development site boundary. The Hoppet has 9 unmarked parking spaces in front of the larger terrace.

To the south of the site on Stock Lane there is restricted street parking for approximately 10 resident vehicles. The restriction is between 10am and 11am Monday to Friday. On the southern side of the road there is a mix of two storey detached houses and a single storey terrace of 4 dwellings.

Several listed buildings are close to the site, including the Grade I Listed Church of St Edmund and St Mary, Grade II Listed 30 and 32 Stock Lane and numerous Listed Buildings in the High Street, located in the Ingatestone High Street Conservation Area.

## Summary of Proposal

The proposal includes retaining and decarbonising five bungalows on the western side of the site and demolishing the remaining buildings and constructing three new buildings to provide a terrace of three M4(3) compliant bungalows fronting Stock Lane, a two-storey building on the eastern side providing four flats, and a two and three storey building adjacent to the northern boundary providing 15 flats. All existing and proposed dwellings have private open space and the buildings surround a communal garden that is accessible by a series of pathways between the buildings and numerous seating areas. In addition to the central communal garden, there is a landscaped pathway along the northern boundary with a seating area in the northeastern corner. This landscaped pathway is secured by gates at either end. In the northwestern corner of the site is the refuse storage area for the 15 flats. Cycle storage for residents is provided near the eastern boundary and there is cycle parking provided in the communal open space for visitors.

The two existing garage areas on the eastern and western periphery of the site are to be demolished and replaced with open parking spaces of six spaces on the western side and 12 spaces on the eastern side. In addition to the 22 spaces, four disabled persons parking spaces are provided on site.

The public realm enhancements include communal garden space with seating, rain gardens for sustainable drainage, additional tree planting and community growing gardens, visitor cycle parking and pathways through the site, including a potential pedestrian access on the northern boundary to improve connections to the community centre.

Amended plans were submitted and public consultation undertaken on the amendments which included making minor changes to address the Fire Service comments and an objection from a neighbour relating to potential loss of privacy.

## **2. Policy Context**

### National Planning Policy and Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- National Design Guide (NDG)

### Development Plan, Policies and Supplementary Planning Documents

The Brentwood Local Plan (2016-2033) (BLP) adopted on 23 March 2022.

Policy MG01: Spatial Strategy  
Policy MG03: Settlement Hierarchy  
Policy MG05: Developer Contributions  
Policy BE01: Carbon Reduction and Renewable Energy  
Policy BE02: Water Efficiency and Management  
Policy BE03: Establishing Low Carbon and Renewable Energy Infrastructure Network  
Policy BE04: Managing Heat Risk  
Policy BE05: Sustainable Drainage  
Policy BE09: Sustainable Means of Travel and Walkable Streets  
Policy BE11: Electric and Low Emission Vehicle  
Policy BE12: Mitigating the Transport Impact of Development  
Policy BE13: Parking Standards  
Policy BE14: Creating Successful Places  
Policy BE15: Planning for Inclusive Communities  
Policy BE16: Conservation and Enhancement of Historic Environment  
Policy HP01: Housing Mix  
Policy HP02: Protecting the Existing Housing Stock  
Policy HP03: Residential Density  
Policy HP05: Affordable Housing  
Policy HP06: Standards for New Housing  
Policy PC04: Retail Hierarchy of Designated Centres  
Policy NE01: Protecting and Enhancing the Natural Environment  
Policy NE02: Green and Blue Infrastructure  
Policy NE03: Trees, Woodlands, Hedgerows  
Policy NE05: Open Space and Recreational Facilities  
Policy NE06: Allotments and Community Food Growing Space  
Policy NE07: Protecting Land for Gardens  
Policy NE08: Air Quality  
Policy NE09: Flood Risk  
Policy NE10: Contaminated Land and Hazardous Substances  
Policy NE11: Floodlighting and Illumination

Ingatestone & Fryerning Neighbourhood Plan was adopted on 5 August 2022.

Policy 1: Housing  
Policy 2: Design of New Developments  
Policy 3: Heritage  
Policy 4: Economy  
Policy 5: Transport  
Policy 6: Environment

### 3. Relevant History

The existing dwellings were built under two planning permissions.

1961/446 - approved 14 garages, 10 houses, 4 bungalows and 16 flatlets for older people

1969/660 - approved 3 bungalows and 6 flats for older people.

The 16 flatlets, 6 flats, 7 bungalows and 14 garages are located on the development site.

### 4. Neighbour Responses

- Western end of Block 3 will look directing into the garden and living areas of Berkeley Cottage
- 6 parking spaces adjacent to wall of Berkeley Cottage will create additional noise and damage to wall. There is no boundary treatment detailed on the plans
- Refuse area for 15 flats adjacent to Berkeley Cottage boundary is a concern regarding capacity and given the open nature, any refuse placed out of bins will attract foxes and jackdaws opening bags
- The parking bays close to Ingleton House are used by residents in the locality and should not be altered

No additional comments have been received since consultation of amended plans.

### 5. Consultation Responses

#### • **Schools & Education:**

ECC may seek contributions to support the expansion of the library service to meet customer needs generated by residential developments of 20+ homes. The provision of a Library Service is a statutory duty under the 1964 Public Libraries and Museums Act and it's increasingly become a shared gateway for other services such as for accessing digital information and communications.

The suggested population increase brought about by the proposed development is expected to create additional usage of the nearest library. A developer contribution of £2,100.60 is therefore considered necessary to improve, enhance and extend the facilities and services provided and to expand the outreach and mobile library offer that would service this development. This equates to £77.80 per unit, index linked to April 2020. HCC requests contributions towards library.

#### • **Place – Archaeological Advice:**

As attested by the Essex Historic Environment Record and the submitted Heritage Statement, the proposed development is located directly adjacent to the historic core of medieval Ingatestone (EHER 5376). Despite the modern development

currently occupying the site, below-ground archaeological features associated with the medieval settlement and later post-medieval expansion of the town may still survive and be negatively impacted by the groundworks associated with the proposals.

This is most prominent at the western extend of the site, where backyard activity related to occupation along the High Street is likely to survive. Additionally, the southern boundary of the site, along Stock Lane, is shown as containing buildings on historic mapping, suggesting roadside occupation evidence may also survive in this location.

Conditions requiring a programme of archaeological investigations to be undertake and completed and a post excavation analysis undertaken including museum deposits and a publication report, in line with the National Planning Policy Framework, paragraph 205 and Brentwood Local Plan, policy BE16:

This will require a professional and accredited team of archaeologists undertaking the archaeological work, which will initially comprise a trial-trenching evaluation of the proposed development site, undertaken after the demolition of the current buildings, to assess the survival and presence of any archaeological remains. This may then 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 will be issued from this office on request and should be acquired prior to the production of a Written Scheme of Investigation.

- **Place – Conservation and Design Advice:**

The main heritage asset for consideration is the Ingatestone High Street Conservation Area which the site is located adjacent to. Listed buildings and non-designated heritage assets are also located in the environs of the site.

There are elements of the scheme which are unfortunate, such as the massing of the larger block and the locations of prominent solar panels on the front pitches of the buildings. However, I do not consider these items, which are located in the setting of the Conservation Area, to detract from its special interest. I therefore have no objection to this proposal.

The success of this scheme will be realised in the use of appropriate and high-quality materials. I recommend conditions are attached to any permission pertaining to (in consideration of Paragraph 212 of the NPPF):

- Details and samples of external materials. For brick masonry this should include panels on site with examples of proposed mortar and bond;

- Details of the brick bond to be agreed;
- Details of proposed windows and doors;
- Details of any external paraphernalia, such as signage; and
- Details of any externally located services.

- **Affinity Water:**

Affinity Water has no comments to make regarding planning application 23/01433/FUL.

- **Arboriculturalist:**

The development of the scheme has been subject to pre-application discussions aimed at refining the scheme to minimise visual effects of the scheme and to achieve a good quality landscape scheme to enhance the public realm.

The tree survey confirms that the trees requiring removal are generally small, low-value specimens. The proposed new planting would mitigate their loss.

The landscape proposal that has been submitted is considered appropriate for the scheme. I do not require a landscape condition as sufficient detail has been provided with the application.

The ecological assessment confirms that the site has generally low ecological value. A bat emergence survey confirmed that one building was being used by bats as a roost. It will therefore be necessary for the applicant to obtain an appropriate licence from Natural England prior to any works commencing. I would request also that a standard badger method statement is secured, ideally within a CEMP for the scheme to ensure that no badgers or other mammals that might access the site during construction are adversely affected.

Overall I have no objection to the proposal on landscape or ecology grounds.

**Amended Plans** - Since my previous comments of 3/1/2024 revised landscape plans have been submitted. The changes are minor and do not have any significant effects on what was previously proposed.

Overall I have no objection to the revised proposal.

- **Gas Pipeline:** Cadent Gas raise no objection to the proposal but have requested an informative be included if planning permission is granted.

“To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must



ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions).

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.”

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

- **Basildon Fire Station:**

Access for Fire Service purposes has been considered in accordance with The Essex Act 1987 - Clause 13 (1)(a)(b) and The Building Regulations 2010. The proposal itself does not affect Fire Service access to existing premises in the vicinity and therefore in compliance with Clause 13 (1)(b) of The Act.

Fire Service vehicular access to the proposed dwellings will be expected to meet the requirements of The Building Regulations Approved Document B Fire Safety Volume 1 Section B5 (or equivalent recognised approved document) and so address Clause 13 (1)(a) of The Act.

However, with particular reference to Block 3, it is an observation that whilst the supporting Design & Access document states such compliance is achievable it is unclear how. It is therefore advised that verification is sought on this matter, if proven to the contrary then Block 3 will require the installation of internal dry rising main(s); whilst this should not affect planning outcome itself, remodelling of the landscape / turning heads to ensure that a pumping appliance can be within 18 metres of the dry riser inlet cabinet(s) may. It is therefore advised that a full assessment / verification of fire hose laying routes from the furthest point of the topmost flats to the rear of a parked fire appliance is undertaken and proven to be within the required 45 metres, this assessment should also include verification the two turning heads are of sufficient depth for an Essex pumping appliance to be turned.

Subject to the above requirements being verified / confirmed the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority has no objection to the application; further observations on Fire Service access and associated facilities will be made at Building Regulation Consultation should approval be given.

Building Regulations - It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations.

Flood Plain Risk - Although it is acknowledged that the proposed development has been identified as being at the lowest level from the risk of flooding (Flood Zone 1) the following statement with regard developments within any level of risk from fluvial / pluvial flooding is submitted as part of this consultation.

At present, Essex County Fire and Rescue Service (ECFRS) under the Fire and Rescue Services Act 2004 and the Fire and Rescue Services (Emergencies) Order 2007, does not have a statutory duty to respond to flooding issues.

Nevertheless, ECFRS is committed to protecting the people of Essex and will always endeavour to respond to a flooding emergency based on a risk assessed approach.

Water Supplies - Should the application proceed additional water supplies / fire hydrants for firefighting purposes may be necessary for this development. The architect or applicant is therefore urged to contact the Water Technical Officer at Service Headquarters, telephone 01376-576344 at the earliest opportunity to discuss the necessary requirements the Officer will then liaise with the local Water Authority for the area to make the appropriate arrangements.

Sprinkler Systems - There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.

**Amended Plans** – Fire Service vehicular access has now been resolved and I understand that an amended Drawing and Transport Statement will be submitted on behalf of the applicant in due course.

I therefore have no further observations on the proposal at this time.

- **Highway Authority:**

Vehicular access to the site is already established at three points along Stock Lane. Parking provision for the proposals is below Brentwood Borough Council's adopted standards. However, it should be recognised that car ownership for this type of housing is notably lower than the private market sector and the site is in a sustainable location very close to Ingatestone centre with all its facilities and public transport services. The most recent 3 years of road traffic collision data for this section of Stock Lane has also been reviewed and there have been no recorded incidents in that time.

Consequently, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to conditions requiring a construction management plan, restoration of bellmouth crossover and provision of a 5m wide drop kerb, provision of vehicle parking and access, provision of cycle parking and residential travel information pack.

**Amended Plans** – The landscape changes to enable fire tender access do not implicate the highway in any way.

- **ECC SUDS:**

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we wish to issue a holding objection to the granting of planning permission based on the following:

- Please provide evidence of the infiltration test results. These cannot be located in the documents.
- Please clarify how the runoff from all the roof's will be treated. Please show clearly how all surface water will be treated.
- There should be no surcharging in the 1 in 2 year events and no risk of flooding in the 1 in 30 year event.

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively.
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures Flood risk assessments: climate change allowances - GOV.UK ([www.gov.uk](http://www.gov.uk))
- Please note that where discharge is to a public sewer, consent from the relevant authority will be required.

In the event that more information was supplied by the applicants then the County Council may be in a position to withdraw its objection to the proposal once it has considered the additional clarification/details that are required.

**Updated Comments** – 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 subject to conditions requiring the development to be in accordance with the Flood Risk Assessment and mitigation measures, measures to control of offsite flooding from surface water run-off and groundwater during construction, a maintenance plan for surface water drainage system, yearly logs of maintenance, existing pipes for surface water are clear of any blockage and restored.

- **Environmental Health & Enforcement Manager:**

No objection raised subject to a pre-commencement condition requiring an environmental management plan to address the control noise, dust and potential land contaminated issues during demolition and construction.

All plant and equipment should be suitably chosen, sited, operated and serviced to minimise noise, vibration, fumes and dust.

- **Essex Badger Protection Group:**

As confirmed in the latest Wildlife and Countryside Link Report, the badger remains the most persecuted protected mammal in the UK and it is therefore imperative that the location of any badger setts remains strictly confidential and is not published on public forums. As the commentary which follows relates to the location of known badger setts, we ask that it is not uploaded to the planning portal and instead treated with the utmost sensitivity.

Badgers and their setts are fully protected in the UK by the Protection of Badgers Act 1992 and by Schedule 6 of the Wildlife and Countryside Act (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 places a public duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The presence of badgers is therefore of material consideration when it comes to planning applications.

The Crime and Disorder Act 1998 also requires local authorities to demonstrate a duty to implement crime and disorder reduction strategies in areas including wildlife and the environment. Over 50% of badger crimes reported relate to sett interference and many of these are related to housing and development projects. It is therefore imperative that all issues relating to badgers are properly considered.

The Essex Badger Protection Group is currently aware of 8 badger setts within a 2km radius of the application site, albeit none are considered close enough to be at risk of direct harm from these proposals. The accompanying PEA reports no indication of badgers occupying the site but does acknowledge that "they may visit opportunistically to forage". Given the known setts in the wider area we would support that view and we are disappointed that the PEA does not go on to recommend any mitigation measures to protect any foraging badgers from harm

during any construction work. A condition protecting badgers during construction is required.

- **Essex & Suffolk Water:** No comments received.
- **Essex Wildlife Trust:** No comments received.
- **National Grid:** No comments received.
- **Essex Police Strategic Planning:**

Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED) principles, can avoid the conflicts that may be expensive or impossible to resolve once the construction phase is complete. CPTED forms part of Police Crime Prevention Initiatives

Essex Police considers that it is important that, if approved, this construction project is designed incorporating the maximum achievable benefit of CPTED for which Secured by Design (SBD) is the preferred enabler.

We have already engaged with NPS Property Consultants, who are acting on behalf of the applicant, and have discussed elements of the development design pertaining to security.

It is important that design and security specifications are risk commensurate and provide an effective and realistic level of physical security that is commensurate with the risk of crime.

During our correspondence and subsequent discussion with the "applicant" we highlighted concerns regarding the boundary treatment on the northern perimeter of the site (which borders the Ingatestone and Fryerning Tennis Club and the Ingatestone Bowling Club). The current fencing is aged and provides an easily defeatable route into the area from a location that will not benefit from surveillance during the hours of darkness.

Similarly, we have concerns regarding the lighting in the locality, particularly in the car parking area to the north-east of the development where currently only one column streetlight is present.

Further to our discussions, as a result of more detailed information within the published plans, we would like to understand the access control arrangements for the apartment blocks. Furthermore, we would also like to discuss the mail delivery arrangements for the apartments.

We strongly recommend that the developer seeks to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Homes guide for the development, (<https://www.securedbydesign.com/guidance/design-guides>) provides full details.

If you or the developer/applicant has any queries relating to the above or regarding means to adopt designing out crime practices, please contact the team via email [designingoutcrime@essex.pnn.police.uk](mailto:designingoutcrime@essex.pnn.police.uk).

- **Thames Water Development Planning:**

Thank you for consulting Thames Water on this planning application. Having reviewed the details, we have no comments to make at this time.

- **UK Power Networks:** No comments received.

- **Housing Services Manager:**

It is critical that we can increase the supply of affordable and good quality housing provision within the Borough to ease the burden on the Council's waiting lists and reduce the burden on homelessness in the Borough.

This site includes a Council (HRA) a disused former Sheltered Housing Scheme and Council owned garage site. Ingleton House is in very poor condition and is no longer fit for purpose due to its age. Due to significant issues with the building which could not be rectified, Housing had to complete an emergency decant of all tenants in 2019 due to safety concerns.

The approach to deliver zero carbon (in use) homes will deliver energy efficient homes by adopting a 'fabric first' approach and by using alternative heat sources and heat recovery systems which will result in lower running costs for our residents.

A high proportion of residents are likely to be on lower incomes and are reliant on some form of benefit. For some, this would mean that ordinarily they would be unable to adequately heat their homes which can cause associated health, social issues and also result in poorly maintained homes.

The planned regeneration of this site providing 100% Affordable Homes will not only assist the Council in the supply of much needed new affordable, low-cost housing but will also benefit the wider community by greatly enhancing the area.

- **Parish Council:** Ingatestone and Fryerning Parish Council raise no objection to the proposal.

## **6. Summary of Issues**

### **Principle of Development**

The relevant planning policy documents are set out in section 2 of this report.

Policy MG01 seeks to deliver new homes and jobs to promote sustainable communities. While the proposal does not increase the number of homes, it provides new homes that are in a sustainable location and energy efficient, improving the built environment and providing affordable homes that are resilient to climate change.

Policy MG03: Settlement Hierarchy has identified Ingatestone as a larger village under Settlement Hierarchy 2 as the site has very good accessibility to services and facilities within Ingatestone High Street, which is designated as a District Shopping Centre under Policy PC04: Retail Hierarchy of Designated Centres. The redevelopment of the application site will contribute towards the viability and vitality of the High Street. Pedestrian access to Ingatestone High Street is via Stock Lane, where there is a mix of pedestrian pavement up to No. 5 Stock Lane where the footway ends and pedestrians are required to share the road with vehicles. While this is not ideal, this sits outside the site boundary and physical constraints of the buildings does not allow for any changes to continue to footway to High Street. There is another pedestrian access through The Co-operative supermarket via the car park at the rear, but it is noted this access is limited to opening times. It is noted that the site plans indicate a potential pedestrian access to High Street via the Community Centre and Tennis Club car park.

The site is not allocated in the Plan and sits outside the District Shopping Centre, therefore in accordance with Policy HP03: Residential Density, new residential development proposals are expected to have at least 35 dwellings per ha. The proposed 22 dwellings and 5 retained dwellings meets this requirement. In addition, new and refurbished residential accommodation would provide much improved living conditions for residents. The significant improvement to the housing stock is relevant to Policy HP02: Protecting the Existing Housing Stock as there is a loss of 2 dwellings. Policy HP02 states that the net loss of existing dwellings will be resisted unless the continued use of the dwelling is undesirable due to environmental constraints and/ or the loss would be outweighed by another form of residential accommodation. It is considered that both of these criteria are met as some of the existing dwellings are in very poor condition with limited insulation and have been vacant for some time. This is supported in the Neighbourhood Plan, which states that some of the dwellings are no longer fit for purpose and the site could accommodate more housing. While it would be ideal to increase the number of dwellings on the site, the site has constraints that need to be taken into consideration.

Based on the policies above, the principle of the proposed redevelopment of the site is supported by planning policy, which carries substantial weight.

## **Sustainable Design**

The NPPF and Brentwood Local Plan seek to minimise energy requirements, improve biodiversity and use natural resources efficiently to mitigate and adapt to climate change as well as building a strong economy and providing homes to meet housing needs.

The site is within Flood Zone 1 and has a low flood risk. A Flood Risk Assessment and Sustainable Drainage Strategy have been submitted with the planning application and has been agreed by the Lead Local Flood Authority subject to conditions. The SuDS proposal includes improving water quality and providing biodiversity improvements, in accordance with the requirements of Policy BE05 of the Local Plan.

The proposal has been designed to meet housing needs and proposes a fabric first approach to energy efficiency for the new dwellings as well as retrofitting the five bungalows. This is in accordance with Policy BE01, which requires at least 10% reduction in carbon dioxide emissions above Part L requirements of the Building Regulation and where possible, a minimum of 10% predicted energy needs from renewable energy sources. The Energy and Sustainability Statement submitted with the application provides details of how the fabric first approach is to be implemented with high levels of thermal insulation with air-tight construction to avoid heat loss and manage heat gain. Appendix B of the QODA Energy and Sustainability Statement provides details for the proposed buildings. The intention is to achieve Passivhaus standard of construction, which is overseen by a Passivhaus Consultant to ensure the design and construction stages meet the requirements.

The proposed photovoltaic panels on the south-facing roofs will supply on average over 50% of the energy demands, meeting the minimum of 10% required by Policies BE01. The measures set out in the Energy and Sustainability Statement are proposed to be included as a condition.

Regarding water management, the Energy and Sustainability statement states that it is envisaged that water consumption will be less than 110 litres per person per day in accordance with Policy BE02. A condition is proposed to ensure water saving measures are in place.

These measures will ensure the development meets the sustainable design requirements of the Local Plan and NPPF.

The redevelopment of the site will assist in maintaining Ingatestone High Street services and facilities in accordance with Policy PC04 given the proximity of the High Street and the proposed dwellings being zero carbon (in use) with residents spending less on heating their homes.



The sustainability benefits of the proposal addressed above carries substantial positive weight.

## **Housing Provision**

The latest version of the NPPF includes in paragraph 60 that the overall aim of new housing is to meet the area's identified need. Policy HP01 requires all new residential developments to be inclusive and accessible throughout, with a mix of dwelling types and sizes to meet the identified need and to provide M4(2) dwellings. Policy HP02 seeks to protect existing housing stock with no net loss of existing dwellings unless the loss would be outweighed by another form of residential accommodation.

The existing dwellings on the site do not meet the National Space Standards and are in very poor condition, with some of them having significant problems that they became uninhabitable. While the proposal does result in a loss of one dwelling, this is due to the constraints of the site, providing a better dwelling mix and meeting the National Space Standards. The proposed one and two bedroom dwellings will help meet the identified housing need and provide a significant improvement to Brentwood's affordable housing stock with the provision of M4(2) and three M4(3) energy efficient homes. The proposal is consistent with Policies HP01 and HP02 of the Local Plan.

The mix of the 22 proposed dwellings includes 12 one bedroom and 10 two bedrooms, which provides a density of approximately 45 dwellings per hectare, meeting the minimum requirement of Policy HP03. The proposal is to provide 100% affordable housing, which is in excess of the 35% required under Policy HP05. This policy also requires a tenure mix of 86% affordable/social rent and 14% as other forms of affordable housing. Due to the dwellings replacing existing affordable housing and the small number of dwellings proposed, this provision of 100% affordable/social rented housing is not considered to impact on providing mixed sustainable communities. The proposal is exclusively for affordable housing, which complies with paragraph 66 d) of the NPPF.

Ingleton House is identified in the Neighbourhood Plan as containing housing stock that is no longer fit for purpose and the site not maximising its development potential. In addition to this, the NP will be supportive of proposals which include housing designed for older people. The proposal provides a mix of dwellings suitable for older people and other residents.

Each of the proposed dwellings and the retrofitting of the existing 5 bungalows meets the National Space Standards and each dwelling is provided with external private amenity space in the form of private gardens or balconies as well as accessible communal gardens. This is consistent with Policy HP06 of the Local Plan.

The proposal will significantly improve the affordable housing stock by providing energy efficient homes that will have lower heating costs for residents, which will provide wider benefits to the wider community. The proposal is considered to be consistent with the relevant housing policies, which holds substantial weight.

## **Design, Character and Appearance**

The NPPF, Local Plan and Neighbourhood Plan all promote well-designed high-quality buildings and places that function well. Well-designed developments should add to the overall quality of an area in the short and long term by being visually attractive through good architecture, layout and effective landscaping.

The Good Design preamble to Policies BE14 and BE15 of the Local Plan states that the Council attaches great importance to high quality and inclusive design for all development, which is a key aspect of sustainable development and is intrinsic to good planning. It continues, high quality design is not just about visual appearance and architecture of building but also about how people will connect to places and integrating new developments into natural, built and historic environments. The Ingatestone & Fryerning Neighbourhood Plan also expects these elements for new developments as set out in Policies 1 and 2.

It is evident from the pre-application undertaken, which included meaningful community consultation, that the proposal has not been solely about the energy efficiency of the existing 5 bungalows and the proposed 22 dwellings but also how the existing and future residents would be encouraged to use the communal garden by its inclusive and attractive design. The Design and Access Statement submitted with the planning application shows the site analysis undertaken and how the design has evolved. The focus of the development is the communal open space in the centre of the site, which is the outlook of the retained bungalows and most of the proposed dwellings that surround it and help create a safe and welcoming space for residents on the development site as well as their nearby neighbours. This open space is free of car parking spaces which are located on the periphery of the site compared to the current car parking court in the middle of the site. This space has improved the green infrastructure of the site and will ensure residents, some of whom may have limited mobility, have access to high quality landscaped areas with numerous seating areas and raised planters for community growing gardens.

The three buildings proposed are of 1, 2 and 3 storeys and are considered to generally respect the character of the area and the amenity of adjoining and nearby neighbours with the positioning of buildings and windows and the permeability of the site. It is noted that the heritage adviser has identified the massing of the three storey block as being unfortunate, but it is considered that the overall design limits the impact of this element of the proposal. The materials for the buildings include

multi-red bricks and multi-red rustic texture tiles, which are a common feature of buildings in the nearby conservation area. The PV panels are to be integrated into the roof slopes and are dark grey, which is a stark contrast with the red tiles. The contrast was discussed at pre-application stage and the Design and Access Statement has provided justification of proposing the clay tiles. Due to the orientation of the site facing south, the best location for the PV panels is on the front facing roof slopes. The heritage adviser has commented that the prominence of the solar panels is unfortunate but it is noted there is no objection raised.

The plans were amended after the first consultation to address an objection from a neighbour and improve the access for firefighting vehicles. These amendments included the provision of opaque glazing on the west elevation of Block 3 and the installation of Grass Mesh Flex where firefighting vehicles may need to travel across grassed areas as shown on Landscape Site Plan (Drawing No. 1682-SEL-XX-XX-DR-L-0002-Rev08).

The design approach undertaken with the proposal has addressed the requirements of Policies BE14 and BE15 and is consistent with the NPPF. While the heritage adviser's comments on massing and PV panels are noted, overall the proposal has numerous benefits and this carries considerable weight.

### **Heritage Impacts**

The development site is close to Ingatestone High Street Conservation Area, which is the main heritage asset to be considered in the assessment of the application. There are other designated and non-designated heritage assets in Ingatestone.

In accordance with paragraph 200 of the NPPF and Policy BE16 of the Local Plan, a Heritage Statement was submitted with the planning application.

The heritage adviser has commented that there are elements of the scheme which are unfortunate, such as the massing of the larger block and the locations of prominent solar panels on the front pitches of the buildings but these do not impact on the setting of the conservation area to detract from its special interest.

Conditions are recommended to ensure the proposed materials and construction methods are acceptable to complement the Ingatestone High Street Conservation Area in accordance with Para 212 of the NPPF, Policy BE16 of the Local Plan and Policy 1 c) of the Neighbourhood Plan.

### **Highways and Parking**

The NPPF, Local Plan and Neighbourhood Plan all promote sustainable development and modes of sustainable transport. The site is in a very good location to take the opportunity of sustainable forms of travel given its location.

The site currently has garages on it which are proposed to be demolished and the area used for at grade car parking for 22 vehicles, utilising the existing access to the car parking areas. This includes 4 accessible parking spaces on site. Two of these spaces utilise an existing bellmouth access location off Stock Lane, which will be reduced in width and the public footway reinstated, as required by condition.

The removal of the central car parking court and reduction in width of the bellmouth access will significantly increase the communal open space area of the site and provide numerous pedestrian pathways to promote walking within the site and through to Ingatestone High Street via The Co-Op car park access. The provision of secure resident cycle storage and visitor cycle parking will also help promote sustainable forms of travel. It is noted that the provision of quality open space has resulted in the loss of on-site car parking. The proposal will not have any unacceptable transport impacts in terms of highway safety, capacity or congestion and a travel plan is proposed by condition and in accordance with Policy BE12 of the Local Plan.

Suitable access is provided for the refuse and recycling storage areas for both the residents and the refuse vehicles and the size meets the Design Guide.

Policy BE13 of the Local Plan requires the decision-maker to have regard to the Essex Parking Standards and where the provision is below these standards supporting evidence should detail the local circumstances that justify deviation from the standard. The car parking standards for the proposal requires 44 parking spaces based on 17 spaces for the 1 bedroom dwellings, 20 spaces for the 2 bedroom dwellings and 7 visitor spaces. As mentioned above, 22 spaces are proposed. The Essex Parking Standards recognises that sites in sustainable locations where there is access to employment, services and facilities, a lower level of parking for residential development may be considered. This applies to the development site, which adjoins Ingatestone High Street, which provides a range of services and facilities to meet daily needs. In addition, Ingatestone Railway Station is 0.5 miles (10 minute walk or 3 minute cycle) from the site and a bus service (351). A 50% reduction of car parking is sought based on the sustainable location and the parking restrictions along Stock Lane and nearby, which would prevent overspill car parking from the site. It is also anticipated that car ownership of future residents will be lower than the average for Essex. This justification has been accepted by the Highway Authority.

It is noted that the proposal includes sustainable measures for the buildings to be zero carbon (in use) and the communal open space areas encourage walking. The reduction in on-site car parking spaces is consistent with this approach and will provide a high quality and pleasant environment for future residents and visitors.

For the reasons discussed above, the reduction in on-site car parking spaces is considered acceptable and consistent with parking standards in main urban areas as set out in paragraph 2.5.1 of the Essex Parking Standards and promotes the use

of sustainable modes of travel in accordance with Policy BE13, Chapter 9 of the NPPF. The proposal does not fully comply with Policy 5 of the Neighbourhood Plan due to the loss of car parking from the site. This part non-compliance with Policy 5 of the Neighbourhood Plan has been apportioned limited weight due to the compliance with other parts of this policy and the overall sustainability attributes of the proposal, which carries more weight in the circumstances.

## **Ecology, Trees and Biodiversity**

The preliminary ecological appraisal submitted with the planning application indicates that the site has low ecological value. A bat emergence survey indicated that there is a bat roost for two species of bat in one of the buildings proposed to be demolished. This means that a licence will be required from Natural England prior to any works commencing on site. The Bat Report advises that due to the highly mobile nature of bats, a further survey will need to be undertaken again after May 2024 to determine whether additional bat roosts have been established in the buildings. A pre-commencement (demolition) condition is proposed accordingly. In addition, integrate bat boxes are proposed by condition. Other ecology measures proposed is to ensure the site is safe for wildlife during construction, which can be detailed in the Construction Environment Management Plan.

The proposal includes the removal of some trees from the site and this is set out in the Tree Survey submitted with the application. The trees to be removed are generally of low value and the proposed landscaping includes a good mix of soft landscaping areas to provide a 10% net gain in biodiversity on the site. This is achieved through the provision of new trees, wildflower meadow grasses, shrubs and herbaceous planting, mixed native hedges and a plant mix for the rain garden. The rain gardens are integral to the sustainable drainage measures and improve biodiversity on the site. This is consistent with policy NE03 of the Local Plan. The Landscape Softworks Plan (Drawing No. 1682 SEL XX XX DR L 0006 Rev3) provides details of the species mix and size and Council's arboriculturalist is satisfied with the landscaping details submitted as it will enhance the public realm and is of good quality.

In accordance with Policy NE01 of the Local Plan the proposal will protect and enhance the quality of the natural environment by increasing the amount and quality of the open space areas on the site.

In addition to the landscaping of the communal open space, the proposal provides suitable space for community gardening and food growing in accordance with Policy NE06 of the Local Plan.

Overall, the proposal provides a significant improvement to the natural environment with the proposed landscaping scheme which will improve biodiversity and incorporates SuDS as well as providing a pleasant amenity space for residents.

Subject to the proposed conditions the proposed development is consistent with Policies NE01, NE02, NE03 and NE06 of the Local Plan, Policy 6 of the Neighbourhood Plan and Chapters 14 and 15 of the NPPF, which carries substantial weight.

### **Response to Objections**

The amended plans have addressed concerns raised with overlooking Berkeley Cottage by showing an opaque window in the western elevation of Block 3. The amended plans also provide further details of the landscaping proposed adjoining the 6 car parking spaces adjacent to the existing fence on the boundary adjoining Berkeley Cottage.

The refuse area in the north-western corner of the site, where the existing refuse area is located, meets the capacity requirements for 15 dwellings.

Regarding the use of parking bays, the resident parking bays on the street are not proposed to be changed.

### **Community Infrastructure Levy (CIL) and Planning Obligations**

The development is CIL liable, however, it is for 100% affordable housing and the applicant has submitted a relief form.

The contributions sought by Essex County Council for library services at a rate of £77.80 per dwelling has not acknowledged that the proposed development would result in one less residential dwelling on the site. This was brought to the attention of the Infrastructure Team but no further comments have been received. Regulation 122 of the CIL Regulations identifies that planning obligations can only be included if they meet the tests of being necessary to make the development acceptable, are directly related to the development and are fairly and reasonably related in scale and kind to the development. The library contributions are based on dwelling numbers and due to the development resulting in the reduction of dwellings on site, it is not considered reasonable to apply this contribution.

### **Summary**

The proposal includes significant benefits to Council's affordable housing stock with the provision of a 100% affordable homes that are energy efficient and set within a landscaped setting.

The proposal is not fully compliant with Policy 5 of the Neighbourhood Plan due to the loss of on-site car parking. This has been apportioned limited weight as other parts of this policy are met and the proposal meets Policy BE13 of the Local Plan and Chapter 9 of the NPPF due to its location and promoting sustainable modes of travel.

The location and appearance of the PV panels on the front elevations, while set into the roof, are obvious given the proposed red clay roofing materials. The Design and Access Statement has explained and justified the use of the roof tiles and the massing of the three storey building and subject to the proposed conditions for high quality materials is acceptable.

Overall the proposal will provide a positive contribution to this part of Ingatestone by the dwellings proposed and the central landscaped area that is accessible to the existing and future residents and is recommended for approval subject to conditions.

## **7. Recommendation**

The Application be APPROVED subject 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 documents 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 SuDS**

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:

- o Infiltration testing in line with BRE 365. If infiltration is found unviable the run-off rates from the site should be limited to 1 l/s.

- o Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or 2 within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective treatment of surface water runoff to prevent pollution.

#### 4 Additional Bat Surveys

Prior to the commencement of the development, including any demolition, an updated bat survey shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate any bat activity within the site and, if necessary, include mitigation methods for their removal in line with the requirements of a European Protected Species License. The demolition and construction works shall be completed in accordance with the information within the bat survey as agreed by local ecologist and the Local Planning Authority.

Reason: To safeguard and preserve local protected species in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

#### 5 Archaeology

No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved in writing by the local planning authority in consultation with the archaeological advisor.

Reason: To investigate, protect and record archaeological remains in accordance with Policy BE16 and Chapter 16 of the NPPF.

#### 6 Archaeology

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the approved Written Scheme of Investigation has been agreed in writing by the local planning authority in consultation with the archaeological advisor.

Reason: To investigate, protect and record archaeological remains in accordance with Policy BE16 and Chapter 16 of the NPPF.

#### 7 Construction Traffic Management Plan

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 Policy DM1 of the Highway Authority's Development Management Policies February 2011.



## 8 Environmental Management Plan

No development shall take place, including any ground works or demolition, until an Environmental 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) details of measures to minimise noise and vibration during demolition, ground works and construction
- ii) measures to control the emission of dust and dirt during demolition and construction including a Dust Management Plan.
- iii) asbestos assessment and management
- iv) hours of heavy plant, noisy equipment use being limited to 08:00 - 18:00 Monday - Friday, 08:00 - 13:00 Saturday and no noisy activities on Sundays or Bank Holidays
- v) minimising potential nuisance to neighbours
- vi) pneumatic tools fitted with an integral silencer/muffler and maintained in good repair
- vii) no bonfires and all waste materials suitably reused/recycled or details of other methods of disposal
- viii) method of informing neighbours of any unavoidable late night or early morning deliveries that may cause a disturbance
- ix) A precautionary badger method statement to ensure that no badgers or other mammals accessing or traversing the site are impacted during construction.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to minimise the impact of the construction of the development upon the environment.

## 9 SuDS

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 167 and paragraph 174 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.

#### 10 SuDS

The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

Reason: To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site. Failure to carry out the required maintenance 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.

#### 11 Archaeology

The applicant shall submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the 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 investigate, protect and record archaeological remains in accordance with Policy BE16 and Chapter 16 of the NPPF.

#### 12 Levels

The development shall be carried out in accordance with the Landscape Sections 001 & 002 (Drawing No. 1682 SEL ZZ XX DR L 0010 Rev 00) and Landscape Levels Plan (Drawing No. 1682 SEL ZZ XX DR L 0004 Rev 3) unless any minor changes are proposed and agreed in writing by the local planning authority.

Reason: In the interests of the character and appearance of the development and the amenity of nearby neighbours.

#### 13 Materials, bird and bat boxes

The development hereby permitted shall not progress above slab level until details of all external materials and details of integrated bird and bat boxes, window and door design and materials as well as details of any external paraphernalia and location of external services have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details approved.

Reason: In the interests of the character and appearance of the development and to preserve the setting of the Ingatestone Conservation Area in accordance with para 212 of the NPPF, Policies BE14 and BE16 of the Brentwood Local Plan and Policy 1c) of Ingatestone and Fryerning Neighbourhood Plan.

#### 14 Brick sample panel

The development hereby permitted shall not progress above slab level until a sample panel showing bricks, mortar and bond has been erected on site and agreed in writing by the local planning authority. Furthermore, no boundary screening/walls/gates etc shall be erected until a sample panel(s) showing the external materials to be used in their construction have been erected on site and

agreed in writing by the local planning authority. The sample panels shall measure 1 square metre minimum shall be erected on site to show areas of new, exterior walling.

The development shall be carried out in accordance with the details approved.

Reason: In the interests of the character and appearance of the development and to preserve the setting of the Ingatestone Conservation Area in accordance with para 212 of the NPPF, Policies BE14 and BE16 of the Brentwood Local Plan and Policy 1c) of Ingatestone and Fryerning Neighbourhood Plan.

#### 15 SuDS

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 on each parcel, has been 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.

#### 16 Dropped kerb

Prior to occupation and as shown indicatively in the Landscape Site Plan, the existing access to Ingleton House parking area shall be replaced with a dropped kerb access of a minimum 5 metre width. The redundant bellmouth section of the access shall be restored to pedestrian footway and the kerbing to full height.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

#### 17 Parking surfaces

The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including 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 Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

### 18 Cycle parking

Prior to occupation, cycle parking shall be provided for each dwelling 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 Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

### 19 Travel Plan

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

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

### 20 Broadband

No dwelling pursuant to this permission shall be occupied until a FTTP Statement has been submitted to and approved in writing by the Local Planning Authority detailing a scheme for the installation of a high speed wholly FTTP connection to each premiss within the approved development OR supplying evidence detailing reasonable endeavours to secure the provision of FTTP and where relevant, details of alternative provision for superfast broadband in the absence of FTTP. The FTTP infrastructure or alternative provision for superfast broadband in the absence of FTTP shall be laid out at the same time as other services during the construction process and be available for use on the first occupation of any dwelling, or such other date agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP)

Reason: To ensure that new developments are connected to digital infrastructure in accordance with Local Plan Policy BE07.

### 21 Energy and Sustainability

The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement, prepared by HBS dated 20th November 2023 and QODA dated 15th November 2023, for at least 10% of the predicted energy needs for each dwelling being provided by on-site renewable energy and at least 10% reduction in carbon dioxide emissions above the requirements set out in Part L Building Regulations 2021 and to manage heat risk.

Reason: In the interests of improving resource efficiency and reliance on fossil fuels for heating and cooling in accordance with Policies BE01 and BE04 of the Brentwood Local Plan.

## 22 Water saving measures

Each dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day.

Reason: To minimise the consumption of mains water in accordance with policy BE02 of the Brentwood Local Plan.

## 23 SuDS

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.

## 24 LAN05 Landscaping - Retention of existing tree

All existing trees, shrubs and hedgerows on the site indicated for retention on the approved drawings shall be retained and shall not be felled, lopped or topped without the prior written consent of the local planning authority. If prior to the commencement of the development or within five years of the completion of the development, any such trees, shrubs or hedges are removed without such consent, or become severely damaged or diseased, they shall be replaced with others of a species, number, size and in positions to be agreed in writing with the local planning authority. The replacement shall be carried out within the first planting season after the Council's written agreement. Any works to existing trees, shrubs and hedgerows which may prove necessary shall be carried out in strict accordance with a written scheme to be approved in writing with the local planning authority prior to the carrying out of those works.

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

## 25 LAN03 Landscaping - full - details submitted

The site shall be landscaped in accordance with the landscaping scheme indicated on the submitted drawings and specifications hereby approved. 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 that has been agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow, or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

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

26 WIN03 Obscured glazing (on drawings)

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

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

27 M4(2) and M4(3) dwellings

Apart from the three M4(3) dwellings, all dwellings shall meet the M4(2) Category 2: Accessible and adaptable dwellings standard as set out in Building Regulations Approved document M Access to and Use of Buildings.

Reason: To create buildings and spaces where everyone can use confidently, independently with dignity and without engendering a sense of separation and segregation as set out in Policy BE15.

28 External Lighting

All external lighting features shall be angled towards the ground and cowled or shielded to ensure light is directed to the ground and away from bat commuting features.

Reason: To minimise light pollution and help to retain dark corridors in accordance with the Preliminary Ecology Appraisal.

Informative(s)

- Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below. The Council has had regard to the concerns expressed in representations, but the matters raised are not sufficient to justify the refusal of permission.
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- The developer is advised that Brentwood Borough Council is a Community Infrastructure Levy (CIL) Charging Authority effective from 15 January 2024. CIL is a locally set charge on most types of new development based on the size and type of development. Where developments are CIL liable, payment is mandatory and non-negotiable.
- Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

#### *BACKGROUND DOCUMENTS*

#### **DECIDED:**