

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
27 October 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	22/00523/RESM
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).
Applicant	Bellway Homes (Thames Gateway)
Agent	Catherine Williams - Savills
Target Decision Date	27.10.2022
Case Officer	Anna Tastsoglou
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

3. SUMMARY

3.1.17 It is noted that since the publication of the Committee Report an amended Garden Strategy Plan has been submitted. The revised plan shows that all two bedroom properties would not benefit from gardens sized 50sqm or more.

5. MAIN CONSIDERATIONS

5.6 Private Amenity Space and Living Conditions

5.6.2. Following the submission of the amended Garden Strategy Plan, dwellings on plots 9 and 163 would have gardens measuring over 50sqm. Therefore, all dwellings would benefit from amenity space that would meet the minimum amenity space standards.

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 **Representations received from Parish / Town Council**

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	<p>Object to the application.</p> <p>Concerns are raised in relation to the proposed fenestration and roof types.</p> <p>Further consideration should have been given to details of the primary school, early years facility, sports pavilion or club house provided.</p>	<p>It is noted that consideration has been given to the comments raised by the conservation officer regarding fenestration. Please refer to section 5.3 of the report.</p> <p>It is noted that the primary school, early years facility and sports pavilion do not form part of the current proposal.</p>

Correction points

- Paragraph 5.1.2 – the site is located on the easternmost part of the approved allocated site.
- Paragraph 5.2.7 – given that condition 37 of the approved hybrid application was requiring minimum of 50% two-bedroom units, minimum of 30% three-bedroom units and no more than 20% of four-bedroom units, the proposed development, which proposes 50.4% two-bedroom units, 31.3% three-bedroom units and 18.3% four-bedroom units would be compliant with the requirements of policy 37.
- Paragraph 5.3.21 and 3.1.14 – there are 24 different types of dwellings proposed and three block of flats.
- Paragraph 5.3.25 – it is noted that no car barns or pergolas are proposed as part of Phase 2.
- Paragraph 3.1.20 - it is noted that the sales suite is now proposed between units 1 and 2 rather than 70 and 71.

8. **PROPOSED CONDITIONS**

The following conditions are revised to reflect the latest changes incorporated to the scheme:

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 BHHEYBRIDGENORTH.1/99 Rev P1
 9029/HT5b-01
 9029/HT4b-01
 BHHEYBRIDGENORTH.1/98 Rev P1
 9029/HT4-01 Rev B
 BHHEYBRIDGENORTH.1/97 Rev P1
 BHHEYBRIDGENORTH.1/103 Rev P1

BHHEYBRIDGENORTH.1/102 Rev P1
BHHEYBRIDGENORTH.1/101 Rev P1
BHHEYBRIDGENORTH.1/100 Rev P1
9029-HT5-01
9029-HT22-01 Rev B
9029/HT9b-01
9029/HT9-01 Rev A
9029/HT8-01
9029/HT7-01 Rev C
9029/HT6-01 Rev B
9029/HT3b-01
9029/HT3-01
9029/HT2b-01
9029/HT28-01 Rev A
9029/HT25-01
9029/HT24-01
9029/HT21-01 Rev B
9029/HT20-01 Rev B
9029/HT2-01 Rev B
9029/HT19-01 Rev A
9029/HT18-01 Rev B
9029/HT17-01 Rev B
9029/HT14-01
9029/HT13-01
9029/HT12-01
9029/HT10b-01
9029/HT10-01 Rev A
9029/HT-27S
9029/HT-27B
9029/HT-27 Rev B
9029/HT-01 Rev B
9029/APT-10 Rev A
9029/APT-09 Rev A
9029/APT-08 Rev A
9029/APT-14 Rev B
9029/APT-13 Rev B
9029/APT-12 Rev B
9029/APT-11 Rev B
9029/55 Rev B
9029/54 Rev B
9029/53 Rev B
9029/52 Rev B
9029/51 Rev B
9029/50 Rev B
9029/34
9029/33 Rev C
9029/32 Rev D
9029/31 Rev D
9029/30 Rev C
9029/29 Rev C
9029/28 Rev C
9029/27 Rev C
9029/26 Rev C
9029/25 Rev C
9029/24 Rev A
9029/23 Rev C

9029/22 Rev C
9029/21 Rev F
9029/04 Rev C
9029/03 Rev J
9029/02 Rev C
9029/20 Rev H
9029/01
9029-SG
61596-C-011 Rev P1
9029-DSG
9029-DG
61596-C-012 Rev P1
61596-C-010 Rev P2
61596-C-009 Rev P2
61596-C-008 Rev P2
61596-C-007 Rev P3
61596-C-004 Rev P5
61596-C-003 Rev P6
61569-C-006 Rev P3
3231.MA.4002 Rev B
3231.MA.4001 Rev A
3231.MA.4000 Rev A
3231.MA.2006 Rev C
3231.MA.2005 Rev C
3231.MA.2004 Rev C
3231.MA.2003 Rev C
3231.MA.2002 Rev C
3231.MA.2001 Rev C
3231.MA.2000 Rev C
3231.MA.1006 Rev D
3231.MA.1005 Rev D
3231.MA.1004 Rev D
3231.MA.1003 Rev D
3231.MA.1002 Rev D
3231.MA.1001 Rev D
3231.MA.1000 Rev D
3231.MA.900 Rev E

REASON To ensure that the development is carried out in accordance with the details as approved.

- 17 The sales suite as shown on plan no. 9029 - DSG hereby approved shall be constructed as approved. The use of the proposed sales suite shall permanently cease on or before the end of the sales period, which shall be agreed in writing by the local planning authority prior to the first use of the sales suite, and the building shall be converted into two single garages to serve units 1 and 2 within six months from the end of the sales period.
REASON To ensure the removal of the temporary development, to ensure that the development is carried out as approved and to ensure there is sufficient off street car parking in the interests of the character and appearance of the area and highway safety in accordance with policies S1, D1 and T2 of the LDP.