

## Chelmsford

Strutt & Parker LLP  
Coval Hall, Rainsford Road  
Chelmsford, Essex, CM1 2QF  
Telephone 01245 258201

chelmsford@struttandparker.com  
www.struttandparker.com

09 MAY 2016  
SUPPORT SERVICES

**STRUTT  
& PARKER**

Yvonne Dunn  
Development Management Enforcement  
Rochford District Council  
South Street  
Rochford  
SS4 1BW

Direct dial: 01245 254629

Email: laura.dudley-smith@struttandparker.com

6<sup>th</sup> May 2016

Dear Yvonne,

**Re: 15/00075/FUL – 90 Main Road, Hawkwell  
Conditions – Further Information**

I writing with regards to the feedback that we have received from Claire Buckley in response to an application for the discharge of conditions attached to the planning approval ref: 15/00075/FUL. The application was submitted by Strutt & Parker LLP on behalf of our client, Marden Homes Ltd. in November 2015. Claire has informed us that you will be dealing with this case whilst she is away. We appreciate the detailed feedback that Claire has provided and now seek to provide further clarification and information where required to allow for the discharge of any conditions that are outstanding.

As advised in your letter dated 7<sup>th</sup> April 2016, sufficient information has been provided for conditions 3, 4, 29, 32, 34 and 35 to be discharged.

### **Condition 3 – Materials details**

- Condition discharged.

### **Condition 4 – Surface finishes**

- ECC Urban Design have confirmed that there are satisfied with the details of the materials from a design perspective.
- Please see the most recent Externals Plan (2014-479-001-C.4) which shows the use of impermeable surfaces for parking areas and driveways.
- Permeable surfaces are not proposed for access roads as ECC Highways will not adopt roads constructed of permeable materials.
- PR055-03-C has been amended to include increased areas of permeable surface materials.
- Details on kerbs, channels and manhole covers are included in Drainage & External Levels Layout (C6637-CE1G) prepared by Walker Associates.

### **Condition 5 – Window and Door Position**

- Condition discharged

### **Condition 6 – Landscape details**

- Awaiting response from ECC Urban Design Officer
- The key on externals plan (2014-479-001-C.4) has been amended to show the correct parking space dimensions (2.9m x 5.5m).

- Footpaths that are less than 3m in width do not drain so there would be no benefits to constructing them of permeable surfaces.
- It is understood that tree planting to frontage of plots 1 and 2, soft landscaping to southern side of access road and tree coverage to northern boundary with properties in Thorpe Gardens would be preferable however an easement for a sewer pipe running from Stonebridge House to the south of the site, diagonally out across the site to its most north western corner prevents planting being possible here.
- The 8 black circles outside plots 10-13 and 19-22 are trees. These are now annotated on plan no. PR055 04 Rev B.
- It is not possible for service meter boxes to be located to the rear or side of some properties as they must be accessible from public land and at least 1.5m away from any openings on the property. An email from Pemxq energy consultants is included and confirms that this is the conclusion following discussions with the relevant utility providers.

#### **Condition 7 – Boundary treatments**

- Materials Key Plan (2014-479-003-C.4) shows the 1.2m high chain link fence to extend the full length of the eastern boundary. It is agreed that a 1.8m high close boarded fence is not needed along the boundary of the site with Thorpe Gardens given that there is an existing wall and this has therefore been removed from the proposed plans.

#### **Condition 9 – Levels**

- Section drawings of the key boundaries with neighbouring properties have been prepared and accompany this letter (plots 1 and 2, the Main Road and the neighbouring site at no 92, and between plots 16, 17 and Thorpe Garden bungalows).

#### **Condition 10 – Refuse and Recycling**

- ECC Highways have confirmed that the details provided in plans 2014-479-001 Rev B.2 and 2014-479-CB01 show suitable facilities for refuse and recycling.
- A Refuse Strategy (2014-479-RS01) has been prepared which shows where bins will be presented on collection days and proposed routes from storage to the collection truck.

#### **Condition 11 – Turning**

- ECC Highways have advised that drawing C6637-CE7 show suitable swept path diagrams for refuse and emergency vehicles.

#### **Condition 20 – Parking and Turning**

- ECC Highways have confirmed that plan 2014-479-001 Rev B.2 and the swept path diagrams C6637-CE7 demonstrate all parking spaces at the required dimensions, an adequate depth of a minimum of 6 metres behind parking spaces to allow for reversing, and suitable turning provision within the turning heads and within the site.
- PR055-03-C shows how the parking spaces within the site are to be demarcated.

#### **Condition 24 – Residential Travel Information Packs**

- Please see email received from Daniel Barton, Sustainable Travel Planning Advisor at Essex County Council. This correspondence confirms that ECC could provide pre-assembled Residential Travel Information Packs. Marden Homes have confirmed that they intend to use this service provided and will purchase the required Information Packs to supply to new residents at the appropriate time.



#### **Condition 25 – Construction Method Statement**

- The relevant health and safety site map has been resubmitted for clarification.
- ECC Highways have confirmed that the details provided within the Construction Method Statement (Nov 2015) make adequate provision for collection and deliveries on site, parking, storage or materials on site and provision is made to keep the highway free from mud and debris.

#### **Condition 29 – Ecology Timetable**

- Condition discharged

#### **Condition 30 – Contamination**

- Awaiting response from ECC Environmental Services
- Confirmation of the following is requested from the relevant EHO:
  - Groundworkers have allowed for the disposal of a volume of 25m<sup>3</sup> of non-hazardous material from this hotspot location (5x5x1m grid), rather than re-location on site.
  - Groundworkers have allowed for imported topsoil as follows: 150mm thick to private gardens and 300 mm thick to communal areas, with any fill to make up levels below the topsoil being derived from on-site sources (SI indicates all areas other than WS06 at 0.5m do not exceed the GAC and hence a capping layer is only required if the hotspot is relocated on site).

#### **Condition 31 – Removal of Asbestos Survey**

- Awaiting response from ECC Environmental Services.
- Further information provided now includes a Method Statement Plan of Works for Removal of Asbestos Insulation Board, and Workplace Risk Assessments.

#### **Condition 32 – Lighting**

- Condition discharged

#### **Condition 34 – Water Efficiency**

- Condition discharged

#### **Condition 35 – Energy Efficiency/Code for Sustainable Homes**

- Condition discharged

#### **Condition 36 – Accessibility**

- We have contacted you previously regarding this specific condition and I understand that you are looking further into the situation. Ultimately, it is considered that Category II would be considered appropriate in this case given the timing of the permission and the wording of the condition. We await your response in this regard. I understand that a response from your team is imminent.

#### **Condition 37 – Energy Efficiency**

- A timetable of PV Panel installation and a list of the size of panels which are proposed for each property accompanies this letter.

#### **Condition 38 – Detailed Surface Water Drainage**

- ECC Highways are satisfied that drawing C6637-CE1 demonstrates that the site falls away from the existing highway.

- Please see accompanying letter, SuDS design statement, SuDS management and maintenance strategy and amended engineering drawings from Walker Associates.
- ECC SuDS have confirmed that a wetland area within the site is appropriate.

#### **Condition 39 – Drainage during construction**

- ECC Highways are satisfied that drawing C6637-CE1 demonstrates that the site falls away from the existing highway.
- Marden Homes Ltd. have written a letter to Essex SuDS to confirm that there will be no more water leaving the site during construction than was associated with the site's former use. The letter also sets out a number of mitigation methods that are being implemented to prevent the pollution of surface water.

#### **Condition 40 – Foul Water Strategy**

- C6637-CE1G shows the proposed discharge points. Discussions are ongoing with Anglian Water regarding the suitable pumping rates.
- ECC Highways are satisfied that drawing C6637-CE1 demonstrates that the site falls away from the existing highway.

#### **Condition 41 – Details of art work**

- Marden Homes continue to liaise on this aspect.

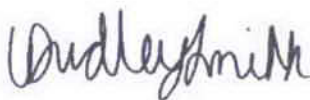
#### **Condition 42 – Cycle and Bin Store details**

- Plots 28, 21 and 20 are mid-terrace units with no direct access to the rear of the plots. The cycle and bin store facilities detailed within 2014-479-CB01-B.1 are proposed to meet the needs of these properties and are allocated accordingly. The plots therefore do not require refuse facilities to the rear of the dwellings and these have been removed on the amended Externals Plan (2014-479-001-C.4) which accompanies this letter.
- The application has previously been approved without a requirement for the provision of parking for 2 wheeler powered vehicles and it is considered that visitor spaces provided for 4 wheeled vehicles could accommodate them where required.

The documents and information discussed above have been uploaded onto a CD which is enclosed with this letter. I have made folders within the CD specific to each condition. I would be grateful if you could confirm receipt of this letter and the associated documents. Please let me know if anything is unclear.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Laura Dudley-Smith'.

**Laura Dudley-Smith BSc (Hons) MA**  
Assistant Planner  
Strutt & Parker LLP