



WH118/SAH/HMM/4.1

16 November 2009

**BY HAND**

Mr M Stranks  
Rochford District Council  
Council Offices  
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Rochford  
Essex SS4 1BN

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Dear Mr Stranks

**Re: 206 London Road, Rayleigh, Essex SS6 9DT  
Detailed Planning Consent: 09/00547/FUL  
Discharge of Conditions**

In anticipation of construction works starting shortly, please find attached our submission for the discharge of a number of conditions at the above site. I have attached four copies of all drawings and forms, along with a cheque made payable to Rochford DC, for the sum of £85.00.

**Condition 1 – Development within Three Years**

Agree. We propose no further action.

**Condition 2 – Materials**

We propose the following materials:

Main facing brick: Atherstone Buff Multi (sample enclosed)  
Roof: Rustic Peat coloured Grampian concrete roof tile (product details attached)  
Windows and doors: White uPVC  
Render: Sand and cement, painted white

**Condition 4 – Sight Splays 1.5m x 1.5m**

Agreed. We propose no further action.

**Condition 6 – Tree Protection Plan**

Please find attached our Tree Protection Plan, Drawing No. WH118/09/P/15.02 Rev B, which has been prepared in accordance with BS5837:2005.



INVESTOR IN PEOPLE



Best Medium  
House Builder  
Of The Year



Directors  
R.P. Weston (Chairman)  
S.P. Bickel BSc. (Hons)  
B.J. Cheek ACIOB MBIM MICM  
M.W. Alden  
S.W. Rainger  
S.R. Thomas A.C.A.  
R. Payne

R.J. Downing LL.B (Non Executive)  
R.G. Taylor (Non Executive)  
R.P. Wells A.C.A. (Non Executive)



**Condition 8 – Garages to be retained as Parking**

Agreed. We propose no further action.

**Condition 9 – Water Resource Efficiency**

We will be incorporating the following elements into our scheme to ensure that all units are water efficient:

- All units will be provided with a dishwasher – dishwashers use less water than washing up by hand
- All units will be provided with showers – showers use less water than running a bath
- All units will be provided with a water meter to monitor usage
- All units will be provided with information on how to use water efficiently in their home
- All WCs will be provided with a dual flush to minimise water usage

**Condition 10 – Energy and Resource Efficiency**

With regard to the construction element of this condition, we are proposing to comply with the Considerate Constructors Scheme. It is a Company policy of Weston Homes to voluntarily participate in this scheme, which helps to ensure that construction sites are managed in a safe, respectful and environmentally-friendly manner. For your information, I attach the Considerate Constructors Site Code of Considerate Practice, which we aim to comply with.

In addition to the Considerate Constructors Scheme, we will also be preparing a Site Waste Management Plan (SWMP) for this site. The SWMP helps us to carefully manage our resources on site, ensuring that waste is kept to a minimum.

In terms of energy and resource efficiency for the operational phase of the development, we will be incorporating the following elements into our scheme:

- 25% of light bulbs will be energy efficient
- All electrical goods in the kitchen will be provided and will have high energy efficiency ratings as follows:

Oven	-	'A' rated
Dishwasher	-	'AAB' rated
Washer dryer	-	'B' rated
Fridge freezer	-	'A+' rated
- All units will be provided with a gas-powered heating system, which dramatically reduces energy consumption compared with electrical alternatives.



**Condition 11 – Develop in Accordance with Ecological Report**

We have already instructed our consultant, Wildlife Matters, to undertake the mitigation measures as set out in the Phase 1 Habitats Survey (Extended) and Method Statement for Reptiles, dated 14 September 2009. These mitigation works were completed successfully, with the translocation of the slow worms to the receptor site concluded on 6 October 2009. Wildlife Matters are currently preparing an ecological survey report, which we will submit to you in due course.

**Condition 12 – Estate Road Details**

Please find attached the following drawings which provide all details required for the discharge of this condition:

- Drawing No. WH118/09/15.01 – *Adoptable Surface Finishes Layout*
- Drawing No. WH118/09/15.02 – *Adoptable Road Setting Out and Levels*
- Drawing No. WH118/09/15.03 – *Adoptable Drainage Layout*
- Drawing No. WH118/09/15.04 – *Longitudinal Section*
- Drawing No. WH118/09/15.05 – *Highway Drainage Details*
- Drawing No. WH118/09/15.06 – *Adoptable Road Construction Details*

**Condition 13 – Footway Linking to London Road**

Agreed. We propose no further action.

**Condition 14 – Minor Access Way**

Agreed. We propose no further action.

**Condition 15 – Sight Splays 2.4m x 120m**

Agreed. We propose no further action.

**Condition 16 – Bellmouth Junction**

Agreed. We propose no further action.

**Condition 17 – Sight Splays 2.4m x 20m**

Agreed. We propose no further action.

**Condition 18 – No Unbound Material within 6m of Highway**

Agreed. We propose no further action.

**Condition 19 – Vehicular Hardstanding of 2.4m x 4.8m**

Agreed. We propose no further action.

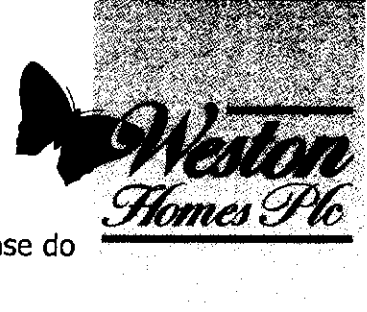
**Condition 20 – Internal Dimensions of Garages to be 6m x 3m**

Agreed. We propose no further action.

**Condition 21 – Size 3 Turning Head to be Provided**

Agreed. We propose no further action.

Planning Direct Tel: (01279) 873272



If you require any further information, or have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a cursive 'H' and a trailing flourish.

**Steven Hatton**  
**Planning Designer**

Encs