

<b>Reference:</b>	18/00937/BC3M	
<b>Ward:</b>	Prittlewell	
<b>Proposal:</b>	Demolish existing buildings and erect building to provide a 60 bed Care Home and Day Centre with associated parking, landscaping and install vehicular accesses onto Prittlewell Chase and Burr Hill Chase	
<b>Address:</b>	Priory House, Prittlewell Chase, Westcliff-On-Sea	
<b>Applicant:</b>	Southend On Sea Borough Council	
<b>Agent:</b>	Robinson Escott Planning	
<b>Consultation Expiry:</b>	14.06.2018	
<b>Expiry Date:</b>	17.09.2018	
<b>Case Officer:</b>	Kara Elliott	
<b>Plan Nos:</b>	1477-PEL-00-GF-DR-A-0004-S2_P2, 1477-PEL-00-GF-DR-A-0003-S2_P2 1477-PEL-00-GF-DR-A-0005-S2_P2, 1477_PEL_00_XX_DR_A_0020_S2 P1, 1477_PEL_00_XX_DR_A_0015_S2 P1, 1477_PEL_00_XX_DR_A_0014_S2 P1, 1477_PEL_00_XX_DR_A_0013_S2 P1, 1477_PEL_00_XX_DR_A_0011_S2 P1, 1477_PEL_00_ZZ_DR_A_0002_S2 P1, 1477_PEL_00_XX_DR_A_0001_S2 P1, 1477_PEL_00_XX_DR_A_0012_S2 P1, 1477_PEL_00_GF_DR_A_0006_S2 P1, 1477_PEL_00_02_DR_A_0008_S2 P1, 1477_PEL_00_01_DR_A_0007_S2 P1	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION subject to conditions</b>	



## 1 The Proposal

- 1.1 Planning permission is sought to demolish the existing buildings and erect a 60 bedroom dementia care home and day centre. Residents of the care home will range from those with severe to mild dementia to people requiring rehabilitation and respite care. The day centre will serve adults with physical and learning difficulties. The proposal includes associated parking and landscaping and forming vehicular accesses onto Prittlewell Chase and Burr Hill Chase.
- 1.2 The proposed linked development would be a mix of single and two storey buildings with the flat-roofed, contemporarily designed day centre located parallel to Prittlewell Chase, with tree-lined boundary treatment alongside Prittlewell Chase and an in-out vehicular access for service vehicles and deliveries. A full-glazed elevation would be located on the western corner of the application site, which would be seen notably in views when travelling south-east along Prittlewell Chase. The walls of the day care centre would be finished in pre-painted copper effect metal cladding with small portions of buff colour multi-stock facing brickwork. A flat roof system with photovoltaic panels would be used and windows and doors would be dark grey aluminium frames with double glazed units.
- 1.3 The two storey care home part of the building is proposed to be located at the north of the site facing Burr Hill Chase. This part of the development is proposed to be of a more domestic appearance with a rhythmic series of seven pitched roofed two storey elements. Materials for this part of the development consist of alternating use of buff multistock facing brickwork to the external walls with the north-east corner section finished in vertical timber fins. The roofs are proposed to be finished in red concrete tiles. Windows and doors would be dark grey aluminium frames with double glazed units.

- 1.4 Car parking is to be provided to the north of the site, accessed by an in-out driveway from Burr Hill Chase with a separate in-out access to the south of the site from Prittlewell Chase for service vehicles and deliveries. There would also be a separate car park located at the south-east of the site, accessed from Burr Hill Chase which utilises an existing access road. This car park would not be delivered until the final phase of the development i.e. when the existing care home Priory House is demolished. As Priory House would be retained and occupied whilst the construction of the development is underway, a temporary car park would be retained at the south of the site, accessed from Prittlewell Chase.
- 1.5 The proposed car park accessed directly from Burr Hill Chase would provide the following;
- 4 large minibus parking bays (3.5m wide x 8.5m long);
  - 6 blue badge parking bays (3.6m wide x 6m long);
  - 4 motorcycle parking bays (1.5m wide x 2.4m long);
  - 12 standard car parking bays (2.4m wide x 4.8m long);
  - 10 cycle spaces.
- 1.6 The rear car park within the site, served from within the existing access road would provide the following parking provision during the final phase of the development;
- 1 large minibus parking bay (3.5 wide x 8.5m long);
  - 33 standard car parking bays (2.4m wide x 4.8m long);
  - 16 cycle spaces.
- 1.7 In terms of timescales, the applicant has confirmed that the construction programme for the new building, communal gardens, landscaping and external works along the Prittlewell Chase, Burr Hill Chase and Access Road frontages and parking along Burr Hill Chase (first phase) will take place from Spring 2019 to Spring 2020. Following completion of the new building, existing residents of the Priory House care home will be carefully rehomed into the new development. During this time, a temporary car park will be provided at the south of the site. It is anticipated that the fully completed car parking provision (second phase) would be in place no later than the end of 2020. The new care home and day centre will not be operating at full capacity until the development is fully completed as care home residents will be moved in gradually following completion of the building.
- 1.8 Within the centre of the site, a communal landscaped garden is proposed for the residents of the care home which would measure approximately 1,077sqm. The garden would be enclosed by the buildings and boundaries of the site and would have a gated access to a smaller communal garden for the day centre which measures approximately 570sqm.
- 1.9 Ancillary office space amounting to 135m<sup>2</sup> for up to 19 members of staff is provided within the building in association with the operation of the care home and day centre.
- 1.10 Land at the south of the application site next to Prittle Brook would remain undeveloped once the existing Priory House is demolished, with the land retained for future development.

- 1.11 The proposed development would be delivered in two phases, to ensure that the existing care home remains operational until the new facilities are completed and ready for use.
- 1.12 The application falls to be considered by the Development Control Committee as the application relates to major development and also because the applicant is Southend Borough Council.

## **2 Site and Surroundings**

- 2.1 The application site is 1.04 hectares and contains Priory House, a two storey flat roofed 1960s detached 28 bed care home, located on the northern side of Prittlewell Chase. Priory School is also located within the application site, to the north of the care home and accessed from Burr Hill Chase. Stephen Mcadden House to the site's west is a sheltered housing development and three storey residential accommodation to the north side of Burr Hill Chase.
- 2.2 The site is not located within a conservation area and does not contain listed buildings. Prittle Brook runs to the south of the site. The southern most part of the application site lies within Flood Zone 2 and otherwise in Flood Zone 1.
- 2.3 Three trees located to the south of the site are protected under a tree preservation order (TPO/10/2013).
- 2.4 The site edged red for the application confirms that land to the south of the actual proposal site will be retained for future development. That is not part of the current application.

## **3 Planning Considerations**

- 3.1 The main planning considerations for this application are the principle of development, design and visual impact in the streetscene, flood risk and drainage, impact on amenity, future occupier amenity, landscaping, archaeology, sustainability, trees and landscaping and traffic and transportation issues.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework (2018); Core Strategy (2007) Policies KP1, KP2, KP3, CP1, CP3, CP4, CP6, CP8; Development Management Document (2015) Policies DM1,DM2, DM3, DM8, DM9, DM10 and DM15, and the Design and Townscape Guide (2009)**

*Care Home/Day Care*

4.1 Policy DM9 of the Development Management Document recognises that there is a need to limit further growth of the residential care home market in Southend; owing to modifications in the approach to national and local social care policy. Increasingly, social care policy now seeks to enhance the level of support available for older people, the vulnerable and those with disabilities, allowing people to remain in their own homes or live as independently as possible, rather than in residential care homes. It is the Council's corporate policy to limit the further growth of residential care and instead to focus on promoting improvements to the existing facilities, as well as to support increased care within people's homes.

4.2 Specifically, Policy DM9 (Specialist Residential Accommodation) states;

*1. Development proposals for specialist residential accommodation, including new build and extensions, will be considered acceptable where each of the following criteria are addressed and it is demonstrated to the satisfaction of the Council that;*

- i. there is a clearly identified need in Southend; and*
- ii. there is no existing capacity for such facilities within Southend; and*
- iii. it will not lead to an over concentration of similar uses that would be detrimental to the character of a residential area, residential amenity or will impact on the capacity of public services e.g. health and social care; and*
- iv. it would not result in the loss of an existing use that makes an important contribution to other Council objectives, strategies and policies; and*
- v. it is accessible to public transport, shops, services, community facilities, public open space and social networks appropriate to the needs of the intended occupiers.*

4.3 As noted above, it is considered there is an over-provision of residential care within the Borough. The applicant has submitted a supporting statement justifying the need for the new care home and increase in capacity from 29 beds to 60 (+31). The proposed development is part of a Council Corporate re-development project in order to provide greater dementia care within the Borough and following Feasibility Studies was agreed as the best option at a Cabinet meeting on 19 January 2016.

4.4 The later sections of this report will assess the impacts upon the character of the residential area, residential amenity and the sustainability of the development i.e. in relation to its location and available nearby facilities, public transport options etc.

4.5 Policy KP3 of the Core Strategy states that the Council, in order to help the delivery of the Plan's provisions, will consider the development or use of its own land, holdings or the acquisition and management of additional land, where necessary in partnership with the private sector, to bring sites forward for development. The NPPF (2018) at paragraph 121 states that;

*"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space."*

4.6 The application site is owned by the Council and would result in the redevelopment of previously developed land, in accordance with national and local planning policy. With regard to the need for expansion of the care home, it is recognised that this large site is currently underdeveloped; with large expanses of open, unused land on the site and a low-level building which does not fully make efficient use of the land. The applicant has set out findings of analysis in support of the Council-funded redevelopment scheme and considers that demand and supply in respect of residential care for older people, particularly those with dementia and learning disability day care, demonstrates that;

- There remains an ongoing need for quality care for people with learning disability;
- There is an increasing need for dementia care with an increasing elderly population;
- There is limited supply of nursing care accommodation for people with dementia, as well as residential care able to cope with older people with severe dementia;
- Any consideration of investment in extra care housing needs to be done as part of the considered response to the recent Sheltered Housing Review.

4.7 It is considered that the proposal would redevelop an existing site which would be in line with objectives of Policy DM9 of the Development Management Document and would not result in over-concentration of specialist residential accommodation. The proposed care home and day care facility would improve upon and provide extra provision for specialist care within the Borough.

#### *Loss of School*

4.8 Policy CP6 of the Core Strategy states that development proposals must mitigate their impact on community infrastructure and support improvements to existing and new provisions of education facilities. New development should not prejudice the Borough's ability to improve education attainment. The site is currently occupied by a specialist pupil referral unit, formerly Priory School now known as Seabrook College for 54 secondary school age children with specialist behavioural needs and therefore such loss of an educational facility requires justification.

4.9 The former Cecil Jones College Lower School in Wentworth Road, Southend closed in May 2015. This former school will accommodate a new Seabrook College, with pupils relocated to the new site. Therefore, the proposed development would not result in the unmitigated loss of education facilities or harm the Borough's ability to improve education attainment, in accordance with CP6 of the Core Strategy.

4.10 The proposed re-development of the site for a larger care home and day care centre is therefore considered acceptable and policy compliant in the above regards. The other determining material considerations are assessed below.

## **Flood Risk & Drainage**

### **National Planning Policy Framework (2018), Core Strategy (2007) Policies KP1, KP2 and KP3.**

#### *Flood Risk*

- 4.11 Policy KP1 of Core Strategy states that all development proposals within a flood risk zone “*shall be accompanied by a detailed flood risk assessment appropriate to the scale and the nature of the development and the risk*”. It is also noted that “*development will only be permitted where that assessment clearly demonstrates that it is appropriate in terms of its type, siting and the mitigation measures proposed, using appropriate and sustainable flood risk management options.*”
- 4.12 Adjacent to the south-east boundary of the site edged red for the purposes of the application is Prittle Brook, located within Flood Zone 2. The rest of the site, and in particular that part of the site subject of this proposal is located within Flood Zone 1. A flood risk assessment was submitted alongside the application which assesses the risk of flooding from all sources; rivers, groundwater, coastal and tidal, surface water, sewers and artificial sources. The conclusion of the assessment found that risk is low in regard to all of the above risks.
- 4.13 The National Planning Policy Framework specifies that the suitability of all new development in relation to flood risk should be assessed by applying the Sequential Test to demonstrate that there are no reasonably available sites in area with a lower probability of flooding that would be appropriate to the type of development proposed.
- 4.14 The proposed development is classified as a ‘more vulnerable’ use. As the proposed development is located within Flood Zone 1, i.e. the least probability of flooding, in accordance with the national Flood Risk Vulnerability Classification (NPPG, Table 3), the development passes the sequential test and the exception test is not required to be carried out.
- 4.15 The proposed development is therefore considered acceptable and compliant with policies in relation to flood risk.

#### *Drainage (SuDS)*

- 4.16 In terms of Sustainable Urban Drainage Systems (SuDS) the submitted supporting document dated May 2018 states that there would be no additional surface water runoff caused by a change in land characteristics, or from external developments surrounding the site. Surface water runoff from hard standing areas are proposed to be discharged into attenuation areas situated within the car parks and central garden.
- 4.17 The proposed areas of hardstanding are confirmed to have permeable surfaces. It is considered that a suitable condition should be imposed to any positive decision in order to ensure the development is carried out in accordance with the details of the assessment in order to comply with development plan and national policies.

- 4.18 Subject to conditions, the development is therefore acceptable and policy compliant in this respect.

### **Design and Impact on the Street Scene**

#### **National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Development Management Document policy DM1 and DM3 and the Design and Townscape Guide**

- 4.19 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Design and Townscape Guide also states that; *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 4.20 Paragraph 124 of the NPPF (2018) states that; *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.21 Policy DM1 of the Development Management Document states that all development should *“add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features”*. Furthermore, Policy DM1 states that; *“The Council will support good quality, innovative design that contributes positively to the creation of successful places. All developments should draw reference from the design principles set out in the Design and Townscape Guide”*.
- 4.22 According to Policy KP2 of the Core Strategy new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of Core Strategy requires that development proposals should; *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 4.23 The application was subject to a pre-application enquiry, in line with paragraph 128 of the NPPF which states that design quality should be considered throughout the evolution and assessment of individual proposals;
- “Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.”*
- 4.24 The site is a large corner plot with dual frontages. Its principal frontage is along Prittlewell Chase, a main vehicular route in the Borough with a secondary frontage at Burr Hill Chase. In terms of the topography of the site, the site slopes down to the south towards Prittle Brook.



- 4.25 The area is mixed in character, including scale and design, with lower level residential development located at Stephen McAdden House to the east and a 17 storey residential tower block, Cecil House, to the north. This prevailing mixed character, size and scale provides flexibility for the design and scale of development which can be achieved at the application site.
- 4.26 The proposed linked development would be a mix of single and two storey buildings with the flat-roofed, contemporarily designed day centre located parallel to Prittlewell Chase, with tree-lined boundary treatment alongside Prittlewell Chase and an in-out vehicular access for service vehicles and deliveries. A fully glazed elevation would be located on the western corner of the application site, designed to be seen in views when travelling south-east along Prittlewell Chase. The walls of the day centre would be finished in pre-painted copper effect metal cladding with small portions of buff colour multi-stock facing brickwork. A flat roof system with photovoltaic panels would be used and windows and doors would be dark grey aluminium frames with double glazed units.
- 4.27 The two storey care home part of the building is proposed to be located at the north of the site facing Burr Hill Chase. This part of the development is proposed to be of a more domestic appearance with a continuation of seven pitched roofed two storey elements resembling a terraced form. Materials for this part of the development consist of alternating use of buff multistock facing brickwork to the external walls with the north-east corner section finished in vertical timber fins. The roofs are proposed to be finished in red concrete tiles. Windows and doors would be dark grey aluminium frames with double glazed units.
- 4.28 In terms of scale parameters, the proposed development would extend a total width along Burr Hill Chase of some 103 metres. Along the internal access and adjacent to Stephen McAdden House, the development would extend a total of some 47.8 metres. The day centre block located along Prittlewell Chase is some 55 metres. The overall height of the flat roof day centre would be 7.85 metres, with the gabled roofs of the care home having a ridge height of some 10.3 metres (7.10 metres to eaves approximately).
- 4.29 It is considered that currently, the existing buildings on site are visually weak so making a limited contribution to the character and appearance of the site and the wider area. The proposed development, in terms of its size, scale, height and bulk is considered to appear in context with the setting and characteristics of the site and the wider area and does not appear overscaled or dominant in its form or setting. The siting and the positioning of the development is also considered to be an improvement to the existing, with development suitably addressing Prittlewell Chase. The wide frontage of the site in this location is considered to acceptably accommodate such development.
- 4.30 Furthermore, whilst the Prittlewell Chase entrance is predominately for service and deliveries i.e. no public access, the use of contemporary design and interesting materials, as well as glazing features, ensures that this element of the proposed development does not appear 'back of house' and provides elevational articulation and streetscene interest. Similarly, the proposed multi gabled form of the care home section of the development is repetitive but helps to break up the length of this extensive frontage, giving the building a more domestic scale.

The use of alternating materials and colours provides a good level of articulation resulting in interest and articulation.

- 4.31 There is no objection to the phasing of the proposed development in relation to visual impacts. Furthermore, the design is such that all rooms will benefit from a good level of outlook with windows in each room, a good sized bedroom of approximately 16m<sup>2</sup> and each room would have its own en-suite.
- 4.32 The proposed central amenity space for the use of residents and visitors is of a commensurate size. There is no objection in relation to the positioning and size of the two proposed parking areas, during each phase of the development. The two areas would ensure that there is not one heavily vehicle-dominated parking area on site.
- 4.33 The refuse storage area proposed behind a gate and set back approximately 12.5 metres from the highway, provides an acceptable solution which does not result in a dominant presence of bins in front of or integral to the façade of the building and is in compliance with paragraph 181 of the Design and Townscape Guide which states that whilst storage of bins should be accessible and within reasonable carrying distance from the highway, they should not appear to dominate frontages.
- 4.34 It is considered that the proposed development is acceptable and policy compliant in design and visual amenity terms and would not result in demonstrable harm to the character and appearance of the site or the wider area. It is therefore acceptable and policy compliant in these regards.

### **Highways and Transport Issues**

**National Planning Policy Framework (2018); Policy KP2, CP3 and CP4 of the Core Strategy (2007), Development Management Document (2015) Policies DM1, DM3 and DM15 and the advice contained within the Design and Townscape Guide (2009).**

- 4.35 Policy DM15 of the Development Management Document states that for residential care homes, a maximum of 1 off-street parking space is required per resident staff plus 1 space per 3 bed spaces/units. The Council's parking standards are expressed as a maximum and local and national guidance encourages reduction in the reliance on the car and promotes methods of sustainable transport.
- 4.36 The Transport Statement sets out that the 60 bed care home, based on bed spaces alone, would require 20 off-street parking spaces. The submitted Transport Statement identifies the following staffing levels:

#### **Care Staff Shift Pattern**

<b>Care Staff</b>	<b>Shift</b>	<b>Team Leader</b>	<b>Care Staff</b>
Early Shift	07:00-14:30	2	10
Late Shift	14:20-21:40	2	10
Night Shift	21:30-07:30	1	3

#### **Non-Care Staff Shift Pattern**

Staff Member	Shift	Number
Manager	09:00-17:00	1
House Keeper	08:00-14:00	6
Cook	08:00-17:00	2

### Day Care Staff and Shift Patterns

Staff Member	Shift	Number
Care Taker	07:00-17:00	1
Bus Escorts	07:00-17:00	4
Teaching & other staff	08:30-17:00	18
Cleaners	09:00-17:45	2

4.37 The proposed development would provide the following on-site parking provision in its final phase;

- 5 large minibus parking bays (3.5m wide x 8.5m long);
- 6 blue badge parking bays (3.6m wide x 6m long);
- 4 motorcycle parking bays (1.5m wide x 2.4m long);
- 45 standard car parking bays (2.4m wide x 4.8m long);
- 26 cycle spaces.

4.38 During the first phase of development, the existing Priory House care home will remain occupied with residents gradually rehomed into the new development. During this phase, a temporary car park will be sited at the south of the site, accessed from Prittlewell Chase containing 11 car parking spaces, as well as the northern car park which contains;

- 4 large minibus parking bays (3.5m wide x 8.5m long);
- 6 blue badge parking bays (3.6m wide x 6m long);
- 4 motorcycle parking bays (1.5m wide x 2.4m long);
- 12 standard car parking bays (2.4m wide x 4.8m long);
- 10 cycle spaces.

4.39 The Transport Statement states that the development would generate some 238 vehicle movements per day and would provide sufficient parking provision, for a variety of transport modes. It concludes that the scheme would not detrimentally impact the operation or safety of the local highway network and is therefore acceptable in traffic and transport terms.

4.40 A significant proportion of users are expected to make journeys via a bus escort that would pick them up and take them to site which will significantly reduce vehicle movements to the site. Furthermore, the wide range of shift patterns for staff means that vehicular trips will be spread out over 24hrs.

4.41 The proposed locations of the accesses have been assessed and contain sufficient and safe visibility splays. The Councils Highways officer has assessed the development and raises no objection on highway safety grounds. The site contains a good number of cycle parking spaces which provides options for sustainable transport modes.

- 4.42 Furthermore, the site is well-served by sustainable transport options which do not rely on the use of a private motor car such as main bus routes with linkages to rail stations. In consideration of the proposed parking provision (during both phases), the availability of local services and facilities within walking distance of the site and good public transport options, it is found that the development is unlikely to cause additional on street parking to the detriment of highway safety or the local highway network. The proposal is therefore acceptable and policy compliant in the above regards.

#### *Waste Management*

- 4.43 The bin store is proposed to the front of the site, behind a gate and accessed from the service entrance. The number of bins has not been provided but this can be dealt with by condition.

#### **Impact on Neighbour's Residential Amenity and future occupier amenity.**

#### **National Planning Policy Framework (2018), Policies KP2 and CP4 of the Core Strategy (2007), Development Management (2015) Policies DM1, DM3 and DM8 and Design and Townscape Guide (2009).**

- 4.44 Policies DM1 and DM3 of the Development Management Document and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods.
- 4.45 Amenity refers to well-being and takes account of factors such as privacy, overlooking, outlook, noise and disturbance, the sense of enclosure, pollution and daylight and sunlight. Policy DM1 of the Development Management requires that all development should (inter alia):

*“Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight;”*

- 4.46 The proposed development would be located approximately 36 metres from the blocks of flats to the north west of the application site, approximately 20 metres from the tower block to the north of the site and approximately 21 metres from Stephen McAdden House to the east of the site. Due to the above distances, the set-back position of the development from the site boundaries, the siting of the existing buildings and considering the maximum two storey heights, it is not considered that the proposed development would result in a detrimental loss of amenity to the occupants of any neighbouring occupiers by way of a loss of light, in a perceived or actual loss of privacy or overlooking, dominant or overbearing impacts or a sense of enclosure.

- 4.47 The proposed car parks are not considered to result in a significant material change to the existing situation and are located at appropriate distances which would not result in demonstrable harm to the amenities of neighbouring occupiers from noise or disturbance i.e. from vehicular movements and the closing of car doors etc.
- 4.48 A Noise Exposure Assessment by Clement Acoustics dated February 2018 was submitted with the application. This has been assessed by the Council's Environmental Health department and is considered acceptable. It concludes that the development would not result in demonstrable harm from noise pollution. Furthermore, in consideration of the existing school and care home on site and due to the nature of the operations of the proposed development, it is not considered that the proposed development would result in materially increased activity or noise to the detriment of the amenities of the neighbouring occupiers. Furthermore, deliveries and service vehicles i.e. large waste vehicles would enter the site from Prittlewell Chase which is not located near to any neighbouring properties.
- 4.49 All rooms are served by good quality of light and open outlook. Units in the north side of the development will look onto the car park which is not ideal. However, there is a footpath together with scope for some planting along the edge of the building. On balance given the likelihood of comparatively low levels of turnover of car parking spaces together with the interest this will create for residents of the home this arrangement is considered acceptable. Units in the east elevation look onto an access road but beyond a comparatively wide footpath screened by new tree planting. Units in the south and west elevations of the care home will look onto the communal garden. Overall, the provision for the amenity for future residents is considered to be acceptable.
- 4.50 It is therefore considered that the proposal would not have a detrimental impact upon the amenities of any neighbouring occupiers and is acceptable and policy compliant in these regards.

### **Sustainable Construction**

#### **National Planning Policy Framework 2018; Core Strategy (2007) policy KP2, Development Management Document (2015) DM2 and the Design and Townscape Guide.**

- 4.51 Policy KP2 of the Core Strategy states:

*“All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide”.*

- 4.52 The provision of renewable energy resources should be considered at the earliest opportunity to ensure an intrinsic design. In this instance the submitted drawings detail the use of solar panels. The supporting energy statement produced by Arcadis dated May 2018 states that the installation of 320m<sup>2</sup> of photovoltaic panels and implementation of low carbon design principles will contribute to a 29% over building regulations savings of the total CO<sub>2</sub> emissions per annum for the development. The system will be generating 15% of the sites electricity demand in compliance with KP2 of the Core Strategy.
- 4.53 Policy DM2 of the Development Management Document part (iv) requires water efficient design measures that limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption). Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting. A condition is included to cover this. The proposal is therefore acceptable and policy complaint in the above regards.

### **Archaeology**

#### **National Planning Policy Framework; Core Strategy (2007) Policy CP4, Development Management Document Policy DM5 and the Design and Townscape Guide (2009)**

- 4.54 Policy DM5 of the Development Management Document states; *'Where development might affect archaeological deposits an evaluation should be carried out beforehand so that it is possible to assess the likely impact of the application on the deposits, and that provision is made for them to remain in situ, or for their investigation and recording.'*
- 4.55 A desk based archaeological study was carried out and the findings submitted with the application. It is considered that there is good potential for prehistoric, Roman and Anglo-Saxon archaeology within the site. A condition is imposed to ensure that further site investigations are carried out and if any archaeology is discovered during the demolition and construction works, full details are to be submitted to the Council and recorded. The proposal is therefore acceptable and policy complaint in the above regards.

### **Trees and Landscaping**

#### **National Planning Policy Framework; Core Strategy (2007) Policy CP4, Development Management Document Policy DM1, DM2 and the Design and Townscape Guide (2009)**

- 4.56 Policy DM2 of the Development Management Document states that all new development that creates additional residential and/or commercial units, should be energy and resource efficient by incorporating urban greening measures and promoting biodiversity from the beginning of the design process. Urban greening design measures include, but are not limited to: provision of soft landscaped open space; tree planting; green roofs; living walls; nest boxes; and soft landscaping.

- 4.57 An Arboricultural assessment has been submitted with the application due to the presence, across the whole site edged red, of three protected trees (10/2013) and 27 individual, unprotected trees plus a hedgerow. Of these 5 lower quality trees will be removed; 2 along the Burr Hill Chase boundary and 3 to make way for the southern part of the proposed day centre. The 2 protected Silver birch trees within the proposal site itself will be retained. A Hornbeam (the third protected tree) is within the future development site to the south of the actual proposal and is similarly shown for retention. An arboricultural impact assessment and method statement together with tree protection measures can be controlled by way of condition in order to assess the impact and associated mitigation measures.
- 4.58 A Preliminary Ecology Appraisal submitted with the application recommends the provision of bird and bat boxes and these are proposed to be controlled by condition.
- 4.59 The submitted plans include soft landscaped frontages with pathways and pedestrian accesses, as well as a large internal garden which would contain pathways and trees. New trees are proposed as a screen along the Prittlewell Chaser boundary in front of the new Day Centre and also along the site frontage at the eastern corner and eastern main elevation of the new care home. This is supplemented by new hedging, grassed and soft landscaped areas. It is considered that this would represent an enhancement of the quality of the site and surroundings, consistent with the objectives of the above policies relating to sustainability and to those requiring a high standard of design. The proposed development would also provide safe and legible, permeable pedestrian access throughout the site.
- 4.60 The proposal is therefore acceptable and policy compliant in the above regards.

## **5 Conclusion**

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The loss of the existing education facility due to its relocation elsewhere in the Borough and the expansion and enhancement of care home facilities on this site together with the creation of a day centre is policy compliant and acceptable. The proposal would provide adequate amenities for future occupiers; have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the street scene and the locality more widely. The highways impacts of the proposal are acceptable as are its flooding impacts and its approach to landscaping and sustainability matters. This application is therefore recommended for approval subject to conditions.

## **6 Planning Policy Summary**

- 6.1 National Planning Policy Framework (2018)
- 6.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), KP3 (Implementation and Resources), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP6 (Community

Infrastructure), CP8 ( Dwelling provision)

6.3 Development Management Document (2015) Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM5 (Southend Historic Environment), DM8 (Residential Standards), DM9 (Specialised Residential Accommodation), DM14 (Environmental Management), DM15 (Sustainable Transport Management);

6.4 The Design and Townscape Guide (2009);

6.5 Waste Management Guide;

6.6 Community Charging Schedule (2015) (CIL)

## **7 Representation Summary**

### **Traffic and Transportation**

7.1 No objection. Construction Phase Plan condition required.

Comments;

- The proposed delivery entrance exit from Prittlewell Chase will require an alteration of the existing traffic regulation order to provide additional on street parking in the vicinity of the site at a cost of £4,000.

### **Essex Police**

7.2 No objection.

### **Waste & Recycling**

7.3 No objection.

### **Design & Regeneration**

7.4 No objection. Suggests condition in relation to materials/details to be agreed prior to commencement.

### **National Grid.**

7.5 Gas apparatus is located within the vicinity of the site. Informative to be added.

### **Anglian Water**

7.6 No objection.

### **Environmental Health**

7.7 No objection.



## **Public Consultation**

7.8 A site notice was displayed, press advert published and 218 neighbours notified of the proposal. No letters of representation have been received.

## **8 Relevant Planning History**

8.1 There is very little planning history for the application site. Planning permission was granted in 2010 for upgrading of the building which consisted of new uPVC windows and cladding.

## **9 Recommendation**

**9.1 Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions;**

**01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

**Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.**

**02 The development shall be carried out in accordance with the approved plans;**

**1477-PEL-00-GF-DR-A-0004-S2\_P2,  
1477-PEL-00-GF-DR-A-0003-S2\_P2,  
1477-PEL-00-GF-DR-A-0005-S2\_P2,  
1477\_PEL\_00\_XX\_DR\_A\_0020\_S2\_P1, 1477\_PEL\_00\_XX\_DR\_A\_0015\_S2\_P1,  
1477\_PEL\_00\_XX\_DR\_A\_0014\_S2\_P1, 1477\_PEL\_00\_XX\_DR\_A\_0013\_S2\_P1,  
1477\_PEL\_00\_XX\_DR\_A\_0011\_S2\_P1, 1477\_PEL\_00\_ZZ\_DR\_A\_0002\_S2\_P1,  
1477\_PEL\_00\_XX\_DR\_A\_0001\_S2\_P1, 1477\_PEL\_00\_XX\_DR\_A\_0012\_S2\_P1,  
1477\_PEL\_00\_GF\_DR\_A\_0006\_S2\_P1, 1477\_PEL\_00\_02\_DR\_A\_0008\_S2\_P1,  
1477\_PEL\_00\_01\_DR\_A\_0007\_S2\_P1.**

**Reason: To ensure the development is carried out in accordance with the development plan.**

**03 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no construction works above ground level shall take place until samples of the materials to be used in the construction of the external elevations of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in full accordance with the approved details before it is occupied.**

**Reason: To safeguard character and appearance of surrounding area in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy (2007) and policies DM1 and DM3 of the Development Management Document (2015) as well as the guidance contained within the Design and Townscape Guide (2009).**

- 04 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no construction works other than demolition works shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include: the timings of the hard and soft landscaping works; proposed finished levels or contours; means of enclosure (including any gates to the car parks); car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, loggia, bollards, play equipment, refuse or other storage units, signs, lighting etc.) Details for the soft landscape works shall include the number, location and species of the trees to be removed, the number, size and location of the trees, shrubs and plants to be planted together with a planting specification, the management of the site (e.g. the uncompacting of the site prior to planting) and the initial tree planting and tree staking details. The approved hard and soft landscaping works shall be carried out in accordance with the approved timings.**

**Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007), policies DM1 and DM3 of the Development Management Document (2015) as well as the guidance contained within the Design and Townscape Guide (2009).**

- 05 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to first occupation of any of the development. The landscaping of the site shall be managed in accordance with the approved management plan in perpetuity.**

**Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policy DM1 of the Development Management Document (2015)**

- 06 Prior to the use or occupation of the development parking spaces for cars, motorcycles and minibuses shall be provided at the site in full accordance with plan number 1477-PEL-00-GF-DR-A-0004-S2/P2. The approved parking facilities shall be retained thereafter in perpetuity only for the use of the occupiers, staff and visitors to the site. Prior to the occupation or use of the development the provision of the additional parking facilities shown in the final phase of the development as shown on plan number 1477-PEL-00-GF-DR-A-0005-S2/P2 shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved timescale and shall be retained as such in perpetuity thereafter with the parking facilities used only for occupiers, staff and visitors to the site.**

**Reason: To ensure that adequate vehicular parking is provided and retained to serve the development in accordance with Policies CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).**

- 07** Cycle parking facilities shall be provided at the site in accordance with details, including the number of cycle parking spaces and the timescale for their provision under both the first and final phases, that have been agreed in writing by the Council prior to the use or occupation of the development.

**Reason:** To ensure that adequate cycle parking and waste storage is provided and retained to serve the development in accordance with Policy CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).

- 08** No part of the development shall be occupied or brought into use until details of refuse and recycling facilities, a waste management plan and service plan have been submitted to and agreed in writing by the Local Planning Authority. The refuse and recycling facilities, waste management and servicing of the development shall thereafter be implemented and made available for use in accordance with the approved details before first occupation of any of the development and shall be permanently maintained thereafter.

**Reason:** To ensure that the development is satisfactorily serviced and that satisfactory waste management is undertaken in the interests of highway safety and visual amenity and to protect the character of the surrounding area, in accordance with Policies KP2 and CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).

- 09** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide, amongst other things, for:

- i) the parking of vehicles of site operatives and visitors**
- ii) loading and unloading of plant and materials**
- iii) storage of plant and materials used in constructing the development**
- iv) the erection and maintenance of security hoarding**
- v) measures to control the emission of dust and dirt during construction**
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works that does not allow for the burning of waste on site**
- vii) measures to limit noise and disturbance.**
- (viii) how the continued activities and phased transfer of operations from Priory House will be impacted and addressed during the construction period**

**Reason:** In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy and Policy DM1 of the Development Management Document 2015.

- 10 The development hereby granted shall be carried out and completed in accordance with the Drainage Strategy dated May 2018 including the implementation, maintenance and management of surface water drainage works and Sustainable Urban Drainage (SuDs) before any of the development is first occupied or brought into use and shall be maintained as such thereafter.**

**Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with Policy KP2 and CP4 of the Core Strategy 2007 and area in accordance with policies KP2 and CP4 of the Core Strategy and Policy DM2 of the Development Management Document 2015.**

- 11 The development hereby granted shall be implemented in accordance with the Energy Statement dated May 2018 before it is brought into use or occupied to ensure that at least 10% of the total energy needs of the development will be supplied using on site renewable sources. The approved provision shall be made for the lifetime of the development.**

**Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2012), Policy KP2 of the Core Strategy (2007) and the Design and Townscape Guide (2009).**

- 12 Demolition or construction works associated with this permission shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time Sundays or Bank Holidays.**

**Reason: In order to protect the amenities of occupiers of the surrounding occupiers and to protect the character the area in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).**

- 13 The care home hereby approved shall be used only for purposes falling under Use Class C2 and the daycentre hereby approved shall be used only for purposes falling under Use Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any statutory instrument revoking and re-enacting that Order, with or without modification and shall not be used for any other purpose, including any change of use permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order with or without modification.**

**Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with National Planning Policy Framework (2018); Core Strategy (2007) Policies KP1, KP2, KP3, CP1, CP4, CP6; Development Management Document (2015) Policies DM1, DM3, DM9, DM10 and DM15, and the Design and Townscape Guide (2009)**

- 14** Development shall be implemented in full accordance with the mitigation measures and recommendations as set out in the Archaeological Desk Based Assessment carried out by Allen Archaeology dated November 2017. If during the course of the development, any archaeological remains are found which have not been identified previously, the developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority.

**Reason:** To allow for the excavation and recording of any information of archaeological importance, pursuant to Policy DM5 of the Development Management Document (2015).

- 15** The development hereby approved shall be undertaken and completed in strict accordance with the findings, recommendations and conclusions of the approved Preliminary Ecological Appraisal undertaken by Anglian Ecology.

**Reason:** To ensure the development provides biodiversity and ecology benefits in accordance with the National Planning Policy Framework (2018), Core Strategy (2007) Policies KP1, KP2 and CP4.

- 16** The development hereby approved shall be undertaken and completed in strict accordance with the findings, recommendations and conclusions of the approved Tree Survey by Wynne-Williams Associates dated February 2018.

**Reason:** To safeguard the character and appearance of the surrounding area and protected trees on site in accordance with Policies DM1, DM3 and DM8 of the Development Management Document (2015) and Policies KP2 and CP4 of the Core Strategy (2007).

- 17** Other than the demolition and site clearance, no development shall take place until a site investigation of the nature and extent of any land contamination present has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority.

The results of the site investigation shall be made available to the local planning authority before any construction begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any construction begins. The site shall be remediated in accordance with the approved remediation measures before the development hereby approved is occupied and evidence to demonstrate that the remediation has taken place shall be submitted in writing to the Local Planning Authority before the development is occupied.

If, during the course of development, any contamination is found which has not been identified in the site investigation, development shall stop and additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and these shall be fully implemented before the site is occupied.

**Reason: To ensure that any contamination on the site is identified and treated so that it does not harm anyone who uses the site in the future, and to ensure that the development does not cause pollution to Controlled Waters in accordance with Core Strategy (2007) Policies KP2 and CP4 and Policies DM1 and DM14 of the Development Management Document (2015).**

- 18 Prior to occupation of the development hereby approved the delivery service area shall be provided and made available for use in full accordance with the details shown on drawing number 1477-PEL-00-GF-DR-A-0004-S2/P2 and shall be permanently retained for the lifetime of the development.**

**Reason: To ensure that adequate servicing provision is made and retained to serve the development in accordance with Policies CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).**

- 19 Prior to the commencement of the development, details of tree protection measures to protect all preserved trees on the site and all trees to be retained within the development hereby approved shall be submitted to and approved in writing by the local planning authority. The approved tree protection measures shall be implemented in full prior to the commencement of the development and be retained throughout construction unless otherwise agreed in writing by the local planning authority.**

**Reason: To ensure the trees to be retained as part of the development hereby approved are adequately protected during building works in the interests of visual amenity and in accordance with Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015).**

- 20 Notwithstanding the information included with this application, no development above ground level shall be undertaken unless and until full details of bird and bat boxes to be installed at the site have been submitted to and approved in writing by the local planning authority. The approved bird and bat boxes shall be provided in full prior to the first occupation of the development hereby approved and retained as such in perpetuity.**

**Reason: To ensure the development provides biodiversity and ecology benefits in accordance with the National Planning Policy Framework (2018) and Core Strategy (2007) Policies KP1, KP2 and CP4.**

**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 detailed analysis is set out in a report on the application prepared by officers.**

## **Informatives**

- 1** Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). A Community Infrastructure Levy (CIL) Liability Notice will be issued as soon as practicable following this decision notice. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil).

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- 2** The applicant is reminded that this permission does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) and also to the relevant sections of the Control of Pollution Act 1974. The provisions apply to the construction phase and not solely to the operation of the completed development. Contact 01702 215005 for more information.
- 3** The proposed delivery entrance/exit from Prittlewell Chase will require alteration of the existing traffic regulation order to provide additional on street parking in the vicinity of the site at a cost of £4,000. Please contact the Highways Department for more information.
- 4** You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the Borough.