

# Planning Statement

Land at Former Chadwell Clinic, River View, Chadwell St Mary RM16 4BD

Prestige London Homes Limited

November 2023



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## Issue Sheet

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## Planning Statement

Land at former Chadwell Clinic, River View, Chadwell St Mary RM16 4BD

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## 1 Introduction

### 1.1 Overview

- 1.1.1 This Planning Statement has been prepared by Lanpro Services Limited ('Lanpro') on behalf of our client, Prestige London Homes Limited ('the Applicant'), in respect of a full Planning Application ('planning application') on Land at Former Chadwell Clinic, River View, Chadwell St. Mary, RM16 4BD ('the Site'). The Site is located within the administrative boundary of Thurrock Council ('the Council').
- 1.1.2 On the Proposals Map which accompanies the Council's adopted planning policies, the Site is not the subject of any specific policy allocations or designations (i.e., it is 'white land').
- 1.1.3 The Site is located within the settlement boundary.
- 1.1.4 The development proposes a new high quality residential apartment building which provides 5no. residential apartments with dual aspect, private amenity space and car parking.

### 1.2 Planning Application Supporting Drawings and Documents

- 1.2.1 In accordance with the Council's application Guidance notes, and in addition to this Planning Statement, the planning application is supported by the following drawings and documents:

Application form;

Drawings and Documents:

Location Plan (4812-XX-XX-SK-A-0001);

Proposed Site Plan (4812-LAN-XX-XX-DR-A-0100);

Proposed Elevations (4812-LAN-XX-XX-DR-A-100); and

Proposed Floor and Roof Plans (4812-LAN-XX-XX-DR-A-0300).

Design and Access Statement;

Daylight and Sunlight Assessment.

### 1.3 Purpose of this Planning Statement

- 1.3.1 This Planning Statement provides an assessment of the proposed development in the context of pertinent national planning guidance and local planning policy. It also provides a summary of the various supporting documentation, and therefore performs the role of a non-technical summary. This Planning Statement should be read alongside all other drawings and documentation submitted as part of this planning application. It comprises:

Section 2. Site and Surroundings. Provides a description of the Site and its immediate surroundings, together with its planning policy context.

Section 3. Planning History. Provides a description of applications previously submitted in respect of the Site, together with those submitted in respect of land and buildings in the vicinity that are considered to be relevant.

Section 4. Proposed Development. Provides a description of the proposal, together with a summary of the format and scope of the planning application.

Section 5. Pre-Application Engagement. Summarises the discussions undertaken with the District Council as part of the pre-application process, and summarises the methodology and materials used to engage with local residents, Acle Parish Council and its Members, and identifies the key issues.

Section 6. Planning Policy Context. Identifies the national and local planning policies considered relevant to the proposed development, and attributes 'weight' to them on the basis of whether they form part of the Development Plan, or if they are a material consideration in decision-making.

Section 7. Planning Assessment. Provides an assessment of the proposed development in the context of national and local planning policy, including whether the proposals constitute sustainable development when assessed against the three elements identified in national policy in the context of the previously submitted planning application.

Section 8. Conclusion. Determines the acceptability of the proposed development with regard to national and local planning policy, material considerations, and provides a summary of the key benefits associated with the proposed development.

## 2 Site Description and Planning Context

### 2.1 The Site and Surroundings

2.1.1 The Site has an area of approximately 0.075 hectares and is located on the corner of River View and Ruskin Road.



Fig.1 Ariel Photo of Site

2.1.2 The area of Chadwell St Mary is located within the unitary authority of Thurrock, in the County of Essex, just north of the Thames Estuary. The town of Grays is located approximately 3.2km to the west, and to the south lies the modern town of Tilbury which is approximately 1.6km from Chadwell St Mary. The A1089 road sits to the west and links the surrounding urban settlements to the A13 east to west link and to the M25 and Dartford Crossing located around 15km from the site.

2.1.3 The development site is located to the southwest of Chadwell St Mary, and forms a corner plot at the junction of River View and Ruskin Road. The site is surrounded to the north by largely semi-detached residential development, and to the south the area is characterised by a mix of larger residential blocks with commercial uses at street level, terraces and semi-detached residential dwellings. The location of the site provides access to a wide range of facilities which include local shops, a library and schools all located within approximately 500m of the site.

2.1.4 The site known as 78 to 82 River View was formally occupied by Chadwell Clinic until its closure. To the north and east of the site existing 2 storey residential dwellings face the site with areas of existing open space immediately adjoining the site to the east and to the west opposite Ruskin Road. To the south on the opposite side of River View there is a parade of 3 to 3.5 storey terraces with commercial units occupying the ground floor, with residential accommodation above. The brick-built building which occupied the site has been demolished with only the foundations, an area of hard standing and existing site access remaining from the previous site's use.



Fig.2 Image of Existing Site

- 2.1.5 Currently, the site is bounded by an approximately 2.4m tall metal mesh fence with existing perimeter shrubs and hedging along the north, east and part of the western boundary inside the existing fence line.
- 2.1.6 The land was previously owned by the Council having been disposed of in 2022. The Cabinet Asset and Disposals Report (July 2022) recommended that the land is released for housing development.
- 2.2 Planning Policy Context**
- 2.2.1 On the Proposals Map which accompanies the Council's adopted planning policies, the Site is not the subject of any specific policy allocations or designations (i.e. it is 'white land').
- 2.2.2 The Site is located within the settlement boundary.
- 2.2.3 The Site does not contain any statutorily or locally listed buildings or structures, and there are none in the immediate proximity.
- 2.2.4 The Site is within Flood Zone 1 which is an area with a low probability of flooding.
- 2.2.5 The Site is located circa 800m southeast of the Hangmans Wood Site of Specific Scientific Interest (SSSI). The Site is within the Zone of Influence for the Thames Estuary and Marshes Special Protection Area (SPA).
- 2.2.6 Immediately to the east of the site is a bus stop which is served by a number of buses including services from Aveley to Tilbury, Lakeside to Tilbury, Basildon to Purfleet and Grays to Basildon.



### 3 Planning History

#### 3.1 The Site

3.1.1 On a search of the Council online planning registry, there are a number of relevant planning applications made in respect of the Site. A table of applications considered pertinent to the proposed development is provided below.

Reference	Description	Date of Decision	Outcome
23/00858/FUL	Erection of residential apartment building which provides 9no. residential apartments with dual aspect, private amenity and car parking.	23/08/2023	Refused
21/01144/DMI	Demolition of former clinic building	27/08/2021	Prior Approval granted
03/01480/FUL	Crime shield window/door screens to front and side elevations	05/03/2004	Approved
03/01438/FUL	Regrading and marking out of car park	09/02/2004	Approved
02/1244/FUL	Erection of 2.4m high welded mesh panel fencing	29/01/2003	Approved
00/00652/FUL	Car parking to rear of clinic	19/09/2000	Approved

#### 3.2 The Surrounding Area

3.2.1 There have been a number of relevant planning applications made in respect of land and buildings in the vicinity of the Site. However, the majority of these applications are not considered to be relevant in the context of the proposed development. A table of applications in the surrounding area considered pertinent in the context of the proposed development is provided below.

Reference	Location	Description	Date of Decision	Outcome
16/00194/FUL	106-111 River View	Proposed development comprising of a ground floor commercial shop unit and 2no. 2 bedroom flats & 1no. 1 bedroom flat on the upper two floors and loft.	23/06/2016	Approved
18/01655/FUL	145 River View	Residential development at 143/145 River View with roof alterations, extensions and the conversion of the garage at no. 143 to form an additional dwelling. The replacement of the property at no 145 with 2no. 2x bed new build semi-detached properties. A total of 4 properties are proposed on site with associated landscaping.	22/11/2019	Approved

## 4 Proposed Development

### 4.1 Description of Development

4.1.1 This Planning Statement is in support of an Application for a Full Planning Permission for the construction of 5no. residential apartments (Use Class C3), private amenity and car parking. Accordingly, the Description of the Development reads as follows:

“Application for Full Planning Permission for the erection of residential apartment building which provides 5no residential apartments with private amenity and car parking”.

4.1.2 The above description is reflected on the Application Form, and other documentation submitted as part of this planning application. All drawings and documentation should be read alongside each other for completeness.

### 4.2 Details of Development

4.2.1 The proposed development has evolved having regard to the Council’s refusal of planning permission (ref: 23/00858/FUL) in August 2023 and subsequent discussions with the Case Officer which are set out in more detail in Section 5 of this report.

4.2.2 The proposal the subject of this application has sought to fully overcome the reasons for refusal of the previous scheme. The development includes the construction of a 5no residential apartments, comprising one, two and three bedroom units.

4.2.3 All proposed properties will meet the Nationally Described Space Standards (‘NDSS’) and are to be for market sale. The development is proposed to be two storeys in height. The building will be positioned primarily within the footprint of the former health clinic building, with reference to the surrounding building lines.

4.2.4 Access into to the site will be provided from Ruskin Road, with parking provision to the rear of the proposed building. Cycle parking is also to be accommodated within the site along the eastern boundary.

4.2.5 It is proposed to make use of a traditional pitched roof form and materials which relate to the surrounding area. Landscaping is proposed to reinforce the existing landscaped boundaries through additional tree planting, screening and new amenity spaces, all of which have the ability to increase biodiversity. The removal of the existing perimeter boundary fence will allow for the addition of new landscaped areas to Ruskin Road and River View, creating a positive connection and interaction with the adjoining streets.

## 5 Informal Pre-application Advice

### 5.1 Overview

5.1.1 Following the Council's refusal of planning permission for a 9no unit scheme under application ref: 23/00858/FUL, the Applicant has engaged with the Local Planning Authority in respect of a revised form of development for a 7-unit scheme as shown at Figure 1 below. The applicant fully considered the informal feedback provided by the Council to progress the design of the scheme. A brief summary of the key matters raised during informal discussions with the Case Officer regarding a 7no unit scheme is set out below:

By reason of height, massing and footprint the building would represent a significantly negative visual intrusion – the current 5no unit scheme utilises a two storey building with a traditional pitched roof form which provides for a significantly reduced building form;

Proposed elevations are not considered to represent good design as they are overly complicated and with cluttered fenestration – the external design has been significantly simplified and provides uncluttered elevations;

Overdevelopment of the site – the scale of the proposed building has been significantly reduced;

The building should be two storeys maximum with a simplified footprint and elevations with a regular rhythm to fenestration – the proposed scheme is two storeys in height with a regular rhythm to fenestration;

Provide meaningful landscaping and amenity space – the reduction in building scale allows for increased landscaping and amenity space;

The number of units should be reduced to 4/5 at a maximum – the proposal is for 5no units only.

5.1.2 In addition to the above, the Highways Authority has confirmed that a reduced visitor parking provision could be acceptable subject to potential impact on the highway and pedestrian and road safety.



Figure 1: 7-Unit Scheme the subject of Informal Pre-Application Discussions

## 6 Planning Policy Context

### 6.1 Decision Making

- 6.1.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.1.2 The current Development Plan for Thurrock Borough Council is made up of the Core Strategy and Policies for Management of Development, as amended, adopted January 2015 and 'Saved' Policies of the Borough Local Plan (1997; as subsequently amended)
- 6.1.3 Documents which may constitute material considerations in the determination of the planning application include, but are not limited to, the following:
- National Planning Policy Framework ('NPPF') (July 2023);
  - Planning Practice Guidance ('PPG');
  - Emerging Local Planning Policy, specifically the Thurrock Local Plan;
  - Supplementary Planning Documents (SPDs), including the Thurrock Design Guide (March 2017);
  - Evidence Documents, Technical Reports and Advice Notes.

### 6.2 Development Plan

- 6.2.1 The Core Strategy was originally adopted on 21 December 2011. It was updated on 28 January 2015 following an independent examination of our Core Strategy focused review document, on consistency with the GOV.UK: National Planning Policy Framework (NPPF).
- Policy CCSP1 - Sustainable Housing Provision
  - Policy CSTP1 – Strategic Housing Provision
  - Policy CSTP18 – Green Infrastructure
  - Policy CSTP19 – Biodiversity
  - Policy CSTP22 – Thurrock Design
  - Policy CSTP23 – Thurrock Character and Distinctiveness
  - Policy CSTP25 – Climate Change
  - Policy PMD1 – Minimising Pollution and Impacts on Amenity
  - Policy PMD2 – Design and Layout
  - Policy PMD7 - Biodiversity
  - Policy PMD8 – Parking Standards
  - Policy PMD9 - Road Network Hierarchy

### 6.3 Material Considerations

#### Emerging Local Plan

- 6.3.1 The Council is currently in the process of preparing a new Local Plan. However, this is still at an early stage with the Council, with the Local Development Scheme published in September 2023 indicating that the Council intends to consult on a draft Local Plan in winter 2023/2024.

## National Planning Policy Framework

- 6.3.2 The National Planning Policy Framework was first published in 2012, and has since been subject to a number of iterations, with the most recent version published in September 2023. The NPPF provides the overarching framework within which regional and local planning policy is set against.
- 6.3.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development; the mutually-supportive objectives of economic, social and environmental growth and enhancement are fundamental to the outcomes of the Framework. The pertinent Sections of the NPPF are outlined below:
- Chapter 2- Achieving sustainable development;
  - Chapter 4- Decision making;
  - Chapter 5- Delivering sufficient supply of homes;
  - Chapter 8- Promoting healthy and safe communities;
  - Chapter 9- Promoting sustainable transport;
  - Chapter 11- Making effective use of land;
  - Chapter 12- Achieving well-designed places;
  - Chapter 15- Conserving and enhancing the natural environment.

## Supplementary Planning Documents

- 6.3.4 Supplementary Planning Documents ('SPD') are material considerations in the decision-making process, and serve to provide further detail on particular aspects of the Local Plan. The key relevant SPD includes:
- Design Strategy Supplementary Planning Document (2017);
  - Thurrock Council Parking Design and Development Standards (February 2022).

## 7 Planning Assessment

### 7.1 Overview

7.1.1 An application for full planning permission for a 9no unit residential apartment building was refused by the Council under planning application ref: 23/00858/FUL. The reasons for refusal as set out on the Decision Notice are as follows:

1. The proposed block of flats, by reason of its very prominent siting, excessive height, massing of the mansard roof, poor elevational design, and constrained layout would represent a prominent, intrusive, and harmful feature within the street scene in a manner harmful to the character and appearance of the area. The proposal is therefore contrary to policies PMD1, PMD2, CSTP22, and CSTP23 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and to the advice of the National Planning Policy Framework.
2. The proposal would, by reason of the extensive footprint of the building, compounded by an overly tight car parking layout, inadequate and poorly laid out bin storage arrangements, and lack of external amenity space for future occupants and very limited space for the provision of meaningful soft landscaping, amounts to the overdevelopment of the site that would likely result in harm to the character and appearance of the site and immediate street scene contrary to policies PMD1, PMD2, CSTP22, and CSTP23 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and to the advice of the National Planning Policy Framework.
3. The proposed development, by reason of its scale and siting, would give rise to a poor outlook, unacceptable sense of enclosure, and overshadowing of neighbouring properties at 84 and 86 River View in a manner harmful to the residential amenities of the occupiers thereof. The proposal is therefore contrary to policies PMD1 and PMD2 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and to the advice of the National Planning Policy Framework.
4. The application fails to demonstrate that the proposed parking bays and bin stores could be properly accessed and serviced. The development would therefore be likely to give rise to parking or vehicle movements on the public highway in a manner harmful to highway safety and amenity, contrary to the requirements of policies PMD1 and PMD8 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and to the advice of the National Planning Policy Framework.
5. The proposed development would fail to provide sufficient external amenity space for the benefit of future occupants, many of which could well involve family occupation, which would be to the detriment of the amenities of the future occupiers contrary to policies PMD1 and PMD2 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), the requirements of saved Annexe 1 of the Thurrock Local Plan, and to the advice of the National Planning Policy Framework.

7.1.2 Given that there were no fundamental objections to the principle of residential development at the site and no additional concerns other than those set out in the reason for refusal have been identified, this Section of the report will address the ways in which the proposed development has successfully overcome the previous reasons for refusal.



## 7.2 Reasons for Refusal 1 and 2

- 7.2.1 Reason 1 relates to the overall scheme design and its harmful impact on the character and appearance of the area. The previous development was not considered acceptable in terms of its excessive height, massing of the mansard roof, poor elevation design and constrained layout.
- 7.2.2 Reason 1 is interlinked with Reason 2 which considers that the layout of the development results in overdevelopment amounting from various factors. These include extensive footprint, tight car parking layout, inadequate bin storage, lack of external amenity space and landscaping.
- 7.2.3 The Applicant has carefully considered the reasons for a refusal, and the design of the scheme has been significantly revised to overcome the above issues. The development now proposes a 5-unit scheme in which the height, bulk and massing of the building have all been significantly reduced.
- 7.2.4 The proposed building height has been reduced to two storeys and a pitched roof form has been adopted, creating a traditional appearance. It is therefore considered that the development would be of a scale in-keeping with the surrounding properties and the overall character of the area.
- 7.2.5 The building will occupy a significantly reduced footprint than the previously refused scheme. The layout of the building has been simplified to provide a better internal arrangement and includes a traditional design of elevations. An area for bins storage and car parking to the rear of the site are now easily accommodated with sufficient space to allow for vehicle manoeuvring.
- 7.2.6 Elevational treatment and window arrangement have been revised to ensure that the overall design of the development reflects the surrounding area.
- 7.2.7 Furthermore, the layout has been revised to ensure that the development would not be car dominated. Soft landscaping across the site has been increased to ensure that any planting is capable of establishing to provide screening and to create a more attractive environment for both proposed and existing residents.
- 7.2.8 On the basis of the above, it is considered that the proposed development has clearly overcome reasons for refusal 1 and 2. The development is therefore compliant with Policies PMD1, PMD2, CSTP22 and CSTP23 of Thurrock Core Strategy, Policies for management of Development together with the National Planning Policy Framework.

## 7.3 Reason for Refusal 3

- 7.3.1 Reason 3 relates to the scheme's impacts on neighbouring occupiers, primarily No's. 84 and 86 River View located to the north. In determining the previously proposal, Officers considered that the scale of the building and its proximity to No's. 84 and 86 River View would have resulted in loss of outlook, sense of enclosure and overshadowing.
- 7.3.2 The scale, massing and height of the building has been significantly reduced as discussed above. Furthermore, the distance between the proposed building and the existing properties at No's. 84 and 86 River View is increased to approx. 20.5m. Given the reduction in height and

increased separation distance, the proposed scheme would therefore not bring about any unacceptable sense of enclosure or loss of outlook to existing residential occupiers.

- 7.3.3 The application is supported by a Daylight and Sunlight Assessment which demonstrates that the proposed building would not result in unacceptable loss of daylight to habitable room windows of No's. 84 and 86 River View or to any significant unacceptable levels of overshadowing.
- 7.3.4 Concerns relating to proximity of the parking bays to the front windows of No's. 84 and 86 River View were raised by the Officers in the context of potential noise and disturbance (noise, smell, headlights) issues associated with vehicle movements.
- 7.3.5 The scheme proposes 5 units within Use Class C3 and therefore the number of vehicle movements overall would be relatively low, particularly in the context of the level of activity arising from the previous use of the site. Any noise impact from the movement of cars would be limited given the car park will be used in connection with 5 units only. Landscaping along the northern boundary is proposed and therefore potential for light disturbance from headlights would be very limited. Levels of emissions produced by vehicles manoeuvring into parking spaces would be significantly lower when compared with the previous use of the site which would have experienced a higher number of vehicle movements throughout the day.
- 7.3.6 Based on the above, the proposed development would not result in any significant impacts on amenity in terms of residential and visual amenity to the neighbouring occupiers. It is therefore considered that reason for refusal 3 has been fully overcome. The development is therefore considered to comply with Policies PMD1 and PMD8 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and the National Planning Policy Framework.

## 7.4 Reason for Refusal 4

- 7.4.1 The layout of the Site has been amended with parking spaces provided along the northern boundary with sufficient space between them for manoeuvring. An area for waste storage is also provided along the southwestern part of the site which can be easily accessed by residents and on bin collection days.
- 7.4.2 The latest parking standards are set out in: Thurrock Council Parking Design and Development Standards (February 2022). The Site is considered to be a medium accessibility area, requiring 1-1.5 parking spaces per dwelling and 0.5 spaces for visitors.
- 7.4.3 The overall parking requirement for the proposed development is therefore 5-7.5 allocated parking spaces and 2.5 visitor spaces. The Scheme provides a total of 8 parking spaces (5 allocated and 3 visitor spaces).
- 7.4.4 Paragraph 107 of the NPPF states that the accessibility of the development, availability of and opportunities for public transport and local car ownership levels should be taken into account when considering local parking requirements.
- 7.4.5 There are bus stops located immediately outside the site that provide access services to Lakeside, Greys, Tilbury and Basildon. These services are understood to run regularly (around 20 min intervals). In addition, the site is located outside a neighbourhood centre which provides a level of local shopping facilities and there do not appear to be any on-street parking restrictions.
- 7.4.6 Overall, given the overall level of proposed parking and the Site's proximity to transport links to several town centres that offer a wide range of services and transport links, the proposed parking provision would be in accordance with national policies.

7.4.7 The proposed development would not impact on highway or pedestrian safety given that sufficient parking and manoeuvring space will be provided within the Site. It is considered that the proposal overcomes reason for refusal 4. The development is therefore considered to comply with Policies PMD1 and PMD8 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), and the National Planning Policy Framework.

## 7.5 Reason for Refusal 5

7.5.1 Reason 4 relates to the scheme's impacts on future occupiers, primarily lack of external amenity space.

7.5.2 Saved Annexe 1 of the Thurrock Local Plan sets minimum required amenity spaces for flats, which amounts to 25sqm per 1-bed flat and 50sqm for 2-bed flats. The Scheme provides a total of c. 52 sqm of external amenity space. Whilst this would fall below the requirements of Annexe 1, the Site is adjacent to public open space and is also within walking distance (approx. 8 mins) to playing fields along Temples Avenue which can be utilised by future residents.

7.5.3 In this context, sufficient access to accessible external amenity space both outside and within the site will be provided for the enjoyment of future occupiers. It is therefore considered that reason for refusal 4 has been overcome. The development is therefore considered to comply with Policies PMD1 and PMD2 of Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015), the requirements of saved Annexe 1 of the Thurrock Local Plan and the National Planning Policy Framework.

## 8 Conclusion

8.1.1 This Planning Statement has been prepared by Lanpro on behalf of our client, Prestige London Homes Limited, in respect of an application for full planning permission on Land at the Former

Chadwell Clinic, River View, Chadwell St Mary, RM16 4BD. The Site is located within the administrative boundary of Thurrock Council.

- 8.1.2 Paragraph 11 of the NPPF sets out circumstances in which the presumption in favour of sustainable development is engaged. These are where the proposals would comply with an up-to-date development plan, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date. In respect of the latter, Framework Footnote 8 clarifies that this includes situations where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in Framework paragraph 74).
- 8.1.3 In the absence of a 5-Year Housing Land Supply, the presumption of sustainable development or 'tilted balance' should be applied in determination of this proposal. The provision of new housing must be afforded significant weight.
- 8.1.4 The development proposes a new high quality residential apartment building which provides 5no. apartments with private amenity space and car parking.
- 8.1.5 The Scheme will result in very clear and tangible benefits and has evidently overcome the previous reasons for refusal.
- 8.1.6 In the above context, it is considered that the proposed development clearly constitutes sustainable development and is compliant with the Development Plan. Therefore, it is our view that planning permission should be granted without delay.

