

**ADDENDUM FOR THE MEETING OF DEVELOPMENT AND REGULATION
COMMITTEE 25 JUNE 2021**

Item 5.1 (DR/08/21) Land off St Luke's Way, Runwell, Wickford

PAGE 34 – SITE

Second paragraph, last sentence delete duplicate 'and'

Fourth paragraph, third sentence replace 'three' with 'two' to read 'two commercial units'

PAGE 36 – CONSULTATIONS

Replace '(representation based on initial rather the revised proposals received during the course of determination)' with '(representation based on the initial proposals submitted rather than the revised proposals subsequently received during the course of determination)' wherever used.

Replace CHELMSFORD CITY COUNCIL comments with:

No objection but requests regard be given to the following:

This is a revised scheme to that which was first considered in February 2021. Since objections were raised to the original scheme there have been informal discussions which have given the City Council an opportunity to comment further and discuss potential scheme amendments.

The principle of this development is acceptable and green belt policy has already been considered by virtue of Chelmsford City Council granting planning permission for the new neighbourhood which incorporated the new primary school and nursery facility.

As submitted the revised proposals do still present some issues which affect the way this school site interacts with the neighbourhood and environment. However, on balance these issues, whilst disappointing, should not in the view of Chelmsford City Council prevent this school development from coming forward, but there will be a requirement to control the development through conditions. In respect of this, further comment is given below:

1. Chelmsford City Council has been working with Essex County Council for many years to deliver the primary school and childcare nursery for the academic year starting September 2022. Earlier delivery of the school facilities would have been preferable. This school has been a planning obligation since 2013 and there are many families already living on this development which has been under construction since 2015, but it is accepted that the delivery of the school facilities must align with Essex County Council's wider school organisation plan. Essex County Council, as part of this application, must secure a clear programme for delivering the school

facilities to ensure they open by September 2022. That programme should be advertised on site to ensure local residents are able to remain informed.

2. The loss of the Oak tree (T4) is a significant loss. This tree is a very large and mature specimen and is a key aesthetic feature within the neighbourhood, particularly following the considerable tree removal already undertaken on this school site to facilitate development which has opened up views and given this tree more significance and therefore status in its current setting. The latest layout proposal demonstrates a more coherent relationship between the nursery and primary school buildings, which is welcomed, but is achieved only through the loss of this tree. This coherence is still lacking in certain respects due to the orientation and detailing of the nursery, so the justification for losing this tree is not absolute. It remains feasible to retain the tree as part of the scheme with a slightly less coherent relationship between primary school and nursery sites. If Essex County Council determines that this tree should be removed to facilitate this development, a suitable replacement tree must be secured by condition, but this will not wholly compensate for the loss of this existing tree. Methodology must also be agreed for any works to or within proximity of retained trees.
3. In terms of primary school siting and orientation, this scheme still does not present an inclusive, interactive or well animated frontage to the west (Croot Place) or north-west (neighbourhood centre), both of which are key public routes/spaces. This is due to the limited relationship between buildings and the neighbourhood beyond this site, the back-of-house functions (kitchen/plant room) of those parts of the primary school building which are directed towards the site boundary and the lack of positive detailing to help animate those interactions. It is accepted that site topography and national school design criteria are constraints to site layout. However, this remains a significant shortfall in the approach being presented. It has been negotiated that the western-most part of the primary school building would have a green walling system as depicted on the drawings, and this is considered the absolute minimum that should be achieved to present a more positive aspect of development to the wider neighbourhood. This green wall feature must be maintained in good health in perpetuity.
4. The changes to the detailing, including window arrangement, materials, brick detailing and colour coordination of entrance features with the oxidised copper of the Admin Block are all welcome adjustments and do improve this scheme quite considerably overall. Samples of all materials should be secured by Essex County Council and compared directly with materials used within St. Luke's Park to ensure a comprehensive match to local palette.
5. The site arrangement, connection with public square to the north-west and faceted fence line as shown on drawing 120098-CDP-ZZ-XX-DR-L-9005 P1 (Alternative fence line) would be a highly desirable outcome in terms of relating this latest scheme with the neighbourhood centre in a more effective and positive way. Discussions are already underway with Countryside Properties in this regard to secure this arrangement of tie in with the wider neighbourhood. Essex County Council must condition the requirement to

deliver this scheme to ensure the school site interacts with public realm beyond in a coherent and positive manner. Essex County Council must condition approval of ground surface materials and setting out to ensure an exact match to the adjacent public realm - this positive interaction and seamless continuation of the public realm into the school site is undermined if there is a visible change in appearance or quality of finish.

6. The soft landscaping treatment to the western site boundary is really important as there is no or very limited supplemental planting on the neighbourhood beyond and there are functions of the school site, such as the car parking area, which it is highly undesirable to leave exposed/unscreened. As proposed the outline planting plan (drawing 120098-CDP-ZZ-XX-DR-L-2002 P3) lists generally ground cover species with some individually planted trees or hedges. This will not be sufficient to appropriately screen the school site as needed. Essex County Council must secure a detailed planting plan which demonstrates a positive and effective edge treatment and screening to the entirety of this western boundary.
7. It is noted that the BREEAM pre-assessment report concludes a 'very good' rating can be achieved. This is welcomed.
8. There are no direct impacts to be raised in relation to the setting of local heritage assets.

PAGE 44 – PRINCIPLE OF DEVELOPMENT, GREEN BELT AND NEED

First paragraph after indented quote, delete second 'school'

PAGE 45 – PRINCIPLE OF DEVELOPMENT, GREEN BELT AND NEED

First paragraph under 'Need', second sentence replace 'princiaplly' with 'principally'

PAGE 48 – SITE LAYOUT AND DESIGN

Second full paragraph, first sentence replace '...and that the need for dual entrance has significantly weakens the design' with '...and that the need for dual entrances has significantly weakened the design'

PAGE 51 – LANDSCAPE, TREES AND ECOLOGY

First paragraph, final sentence replace 'successfully' with 'successful'

PAGE 51 – HERITAGE

Third paragraph, first sentence delete 'on both the immediate and wider' and replace with 'on the'

Third paragraph, third sentence after the word 'slight' add 'adverse impact'

Third paragraph, fourth sentence replace 'use' with 'uses'

Fourth paragraph, first sentence add 'immediate' to read '...does contribute to the immediate setting of the Chapel'

Fifth paragraph, first sentence replace 'being' with 'between'

PAGE 52 – AMENITY

Third paragraph, first sentence replace 'know' with 'known' and delete second 'exact'

Third paragraph, second sentence replace add 'is' to read 'It is therefore...'

PAGE 53 – HIGHWAYS

Second paragraph, first sentence delete 'currently'

PAGE 54 – HIGHWAYS

Replace second paragraph with: 'In terms of parent parking, the TA acknowledges that St Luke's Way and the northern part of Boiler House Road may potentially be prone to such use, as these are near the proposed pedestrian entrance points to the school. However, the car parking area within the neighbourhood centre has been designed/sized to cater for the potential use by parents with no parking control envisaged, so it is not considered that any use of the surrounding roads would likely be significant.'

PAGE 59 – RECOMMENDED

Condition 5 replace '(inclusive of boundary treatments, fencing and gates)' with '(inclusive of all hard surfacing, boundary treatments, fencing and gates)'

PAGE 63 – RECOMMENDED

Condition 13 replace 'should' with 'shall' to read '...this shall be accompanied by a resolution strategy.'