



Planning Committee
15th September 2026

Application No	:	25/01158/OUT Outline Application
Location	:	Land West Of Barbrook Way Priory Road Bicknacre Chelmsford Essex
Proposal	:	Outline planning application for the provision of up to 250 dwellings (including affordable housing and self-build plots), including vehicular and pedestrian access from Barbrook Way, land for a new early years and childcare nursery facility, land for a community facility, public open space, landscaping, surface water attenuation and associated infrastructure. All matters reserved except access
Applicant	:	Gill Cooper Welbeck Strategic Land V Limited
Agent	:	Mr Josh Thomas
Date Valid	:	12th August 2025

Appendices:

Appendix 1 Consultations
 Appendix 2 Drawings

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1. Executive summary

- 1.1. The application site consists of six parcels of grazing land located to the western side of Bicknacre within the Rural Area. The site is proposed to be allocated for development in the emerging Local Plan (2022-2041) which was submitted to the Secretary of State on 5th June 2026 and will be the subject of a future Independent Examination with Hearing sessions expected to begin in November 2026.
- 1.2. The proposal is for up to 250 dwellings, land for an early years and childcare nursery, land for a community facility and associated infrastructure. The development would provide 35% of the units as affordable housing and 5% self build and custom build plots.
- 1.3. The application is submitted in outline, with all matters reserved except access. The main vehicular access is proposed from the eastern side of the site, off Barbrook Way. Two pedestrian/cycle access points are proposed from the bridleway to the southeast. The parameter plans submitted show that the westernmost parcel of land would remain undeveloped and would serve as a community park.
- 1.4. The City Council does not currently have a five year housing land supply. In these circumstances, the National Planning Policy Framework (NPPF) directs that applications for development that would address an evidenced unmet need (such as housing land supply) “should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects”. This is known as “the tilted balance”.
- 1.5. The application is able to mitigate its own impacts in relation to traffic, ecology, flooding, the historic environment, residential amenity, education and health. The main concern raised by local residents is the proposal to access the site through Barbrook Way. The application is accompanied by a transport assessment, which has been reviewed by Essex County Council Highway Authority. The Highway Authority are content that Barbrook Way is capable of accommodating the additional traffic likely to be generated by the proposal, taking into account the number of properties it currently serves. They have no capacity or safety objection to utilising Barbrook Way as an access to the development. Off site highway improvement works are also proposed to improve sustainable transport connections to the site.
- 1.6. The development would undoubtedly change the character and appearance of the site from rural fields, to a residential development. The plans, however, show a landscape led scheme, where the impact of the proposal on the landscape can be mitigated to a large extent through additional planting and soft landscaping, particularly to the south. It is acknowledged that some residual impacts would still remain.
- 1.7. In the overall planning balance, significant weight must be attributed to the provision of up to 250 new dwellings which would include 88 affordable housing units. The proposal also includes the provision of land for a childrens’ nursery, on site community facility and improvements non sustainable transport links. The benefits of the proposal are not substantially outweighed by the residual impact to the character and appearance of the landscape. The application is therefore recommended for approval subject to the completion of a S106 agreement.

2. Description of site

- 2.1. The application site consists of 17.69 ha of grassland, which is currently used for grazing of horses, associated with Leighams Farm, to the south. The site is located within the Rural Area, outside of the Defined Settlement of Bicknacre.
- 2.2. Located in Flood Zone 1
- 2.3. Priory Road is to the north of the site and Barbrook Way and Thriftwood, which form part of a residential estate are located to the east.
- 2.4. There is a public bridleway located to the southeast of the site which runs from Leighams Road along the southeastern boundary of the site up to Deerhurst Chase
- 2.5. The site benefits from mature tree belts along the field edges, these are all protected by TPO/2025/030. There are also two tree groups so the south and southeastern corners of the site that are also protected under the same order.
- 2.6. Thrift Wood, Site of Special Scientific Interest is located to the southeast of the site, east of Main Road

3. Details of the proposal

- 3.1. The application is submitted in outline, with all matters reserved except access.
- 3.2. The proposal seeks outline planning permission for a residential led extension to the west side of the village, comprising up to 250 dwellings. The development would provide 35% affordable housing and 5% self build and custom build plots with land reserved for a community facility and a standalone early years and childcare nursery.
- 3.3. The main vehicular access to the site would be from Barbrook Way, to the southeast. The built development would be located on the eastern side of the site and the western most field, measuring 3.57ha is shown as a community park. An area of 5.4ha of amenity green space intersperses the built development and this includes two areas of children's play space. The proposal also includes an area of 0.2ha of community garden and allotments. The indicative plans show that the existing trees, hedges and field pattern would be retained.
- 3.4. The development would incorporate sustainable drainage systems and the indicative plans show two large SuDs basins located on the edge of the building up areas, to the east of the community park.

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4. Other relevant applications

25/01163/EIASO - Not EIA Development 18th December 2025
Screening opinion for up to 250 residential dwellings

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5. Summary of consultations

5.1. Below is a short summary of the responses from consultees. Further information is contained within Appendix 1.

- ECC Major Development & New Communities – Contributions required for early years and childcare places, primary school places and secondary school places. Contributions also required for secondary school transport, waste management and libraries. Recommend an employment and skills plan
- Active Travel England – Did not wish to undertake a detailed assessment and instead issues standing advice
- Essex County Council Highways – the proposal is acceptable subject to a planning contribution towards enhancing bus services and planning conditions
- Ramblers Association – The suitable design details of access points onto the PROW should be provided with any future full application
- East Hanningfield Parish Council – Supports the comments of Woodham Ferrers and Bicknacre PC and objects to the application. Primary concerns relate to the increase in traffic and highway safety
- ECC Historic Environment Branch – Condition for a programme of archaeological investigation required.
- Public Health & Protection Services – Requires conditions relating to contaminated land and the provision of EV charging infrastructure
- Woodham Ferrers & Bicknacre Parish Council – Objects to the application for the following reasons:
 - Concerns about the ownership of the land at the point of access
 - The application is outside of the Defined Settlement and has not yet been allocated
 - Loss of best and most versatile agricultural lane
 - The existing doctors surgery is already over capacity
 - Concerns regarding flooding on Priory Road
 - The access from Barbrook Way will result in nuisance to existing residents
 - The proposal is harmful to the intrinsic character and beauty of the countryside and will impact on local views
- Recycling & Waste Collection Services – No reply
- Anglian Water Services Ltd – Chelmsford Water Recycling Centre has sufficient capacity to accommodate the proposed development. A condition is recommended relating to foul drainage
- Mid And South Essex Integrated Care Board – Planning contribution requested to increase the capacity of the local GP surgery
- Essex County Fire & Rescue Service – Suggest guidance for detailed designs once known
- Parks & Green Spaces – 3 trees per dwelling required. Allotment and community garden areas welcomed but should be accompanied by a management plan. Guidance provided on details needed for reserved matters application.
- Essex County Council (SUDS) – No objections subject to conditions
- Essex and Suffolk Water – Recommend that all new development is designed to the highest water efficiency standards. Confirmed that in accordance with legal obligations a connection to the network will be provided.
- Natural England – No objections subject to appropriate mitigation being secured

- Police - Designing Out Crime – No reply
- Essex Wildlife Trust Ltd – No objections subject to the provision of a mitigation package, which has been agreed with the developer and Natural England
- Local residents – The main concerns raised relate to the following:
 - o The principle of the development
 - o The need for the development
 - o Highways, traffic and access
 - o Sustainable transport and connectivity
 - o Infrastructure to support the development
 - o Harm to the rural character of the area and village
 - o Ecology and biodiversity
 - o Flood risk and drainage
 - o Heritage and archaeology
 - o Harm to the amenities of nearby residential properties

6. Planning considerations

Main Issues

- 6.1. The main issues in this case are the principle of the development, highway matters and the impact of the proposal on the existing residents. The impact of the proposal on existing wildlife and protected sites are also key considerations.

Planning Policy

The National Planning Policy Framework (NPPF) 2026

- 6.2. Annex A of the NPPF states that the policies in the Framework are material considerations which must be taken into account in decision making from the day of its publication (17th August 2026). It goes on to state that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the current Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the 2026 Framework.
- 6.3. NPPF Policy S3 states a presumption in favour of sustainable development and for development proposals outside of settlements refers to NPPF Policy S5.
- 6.4. NPPF Policy S5 sets out a list of certain forms of development that should be “approved, unless the benefits of doing so would be substantially outweighed by any adverse affects, when assessed against the national decision-making polices in the Framework”. Paragraph j) is for “Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites and where the development would be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure. Paragraph 2 of NPPF Policy S5 qualifies that in applying the policy, the circumstances in which the benefits of approving development proposals are likely to be

substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances

- 6.5. NPPF Policy PM2 states that Local Plans should set out a positive vision and strategy which supports the delivery of the spatial development strategy for their area, and should set out specific proposals for accommodating development needs and conserving and improving the environment at a local level. It then sets out how this should be achieved. Paragraph 3 of this policy states that preparation of the next local plan must be commenced no later than five years after the adoption of the current plan.
- 6.6. NPPF Policy DM4 states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of compliance with the relevant policies in the emerging plan to the NPPF. The consideration of this application therefore takes into account the policies of the emerging plan and attributes the appropriate weight to them in the decision-making process, in accordance with NPPF Policy DM4. NPPF Policy DM4 also states that development proposals should not be refused on the grounds of being premature, other than in the limited circumstances where both:
- a) The development proposal is so substantial, or its cumulative effect alongside other development proposals would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b) The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

The Development Plan

- 6.7. The currently adopted development plan is the Chelmsford Local Plan (2013-2036). This became five years old on 27 May 2025 and is therefore out of date for the purposes of housing requirements. In this context, the Council can currently only demonstrate 4.93 years deliverable supply of housing land.
- 6.8. Chelmsford City Council is currently in the process of reviewing the Chelmsford Local Plan (2013-2036), which was adopted in May 2020. The Council carried out consultation (Regulation 19) on the full Pre-Submission Local Plan in February-March 2025. However, following the conclusion of this consultation, several significant events outside the City Council's control took place which meant that the Council needed to identify additional housing site allocations for inclusion within the review of the Local Plan to improve the 5 year housing land supply position, to ensure that it can be found "sound" at examination. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. The Focused Consultation Additional Sites (Regulation 19) Document consultation ran from 20th November 2025 to 8th January 2026.
- 6.9. The Local Plan (2022-2041) was submitted to the Secretary of State on 5th June 2026 and will be the subject of a future Independent Examination with hearing sessions expected to begin in November 2026.

Principle of the Development

- 6.10. Within the currently adopted Chelmsford Local Plan (2013-2036), the application site is shown as Rural Area and is not therefore allocated for development. It lies beyond the Defined Settlement of Bicknacre.
- 6.11. Policy S6 of the adopted Local Plan sets out how the City Council intends to meet housing need in the period 2013-2036 and states that provision is made for a minimum of 18,515 net new homes at an average rate of 805 new homes per year. These figures are no longer up to date and the City Council currently has an unmet housing need. In these circumstances, national guidance within NPPF Policy S5 directs planning permission to be granted unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NPPFs decision making policies.
- 6.12. Policy S7 is the Council's Spatial Strategy, which applies the spatial principles to focus new housing to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area, sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy, which is set out within the Policy. Within the Settlement Hierarchy, Bicknacre is identified as a Key Service Settlement. The pre-submission Reg 19 Policy S7 retains Bicknacre as a Key Service Settlement.
- 6.13. The currently adopted Policy S7 is partly out of date because the housing numbers that drive the strategy are no longer up to date. The principles of the strategy itself, however, remain up to date. The Council's Spatial Strategy is the application of the concept of sustainable development, a reflection of the needs and priorities of Chelmsford's administrative area within the economic, social and environmental roles of sustainable development, which is in line with the NPPF.
- 6.14. Policy S11 states that when determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified needs in accordance with the Spatial Strategy whilst ensuring it does not have an adverse impact on the different roles and character of the countryside.
- 6.15. Policy S11 states that the intrinsic character and beauty of the Rural Area will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty. Following the publication of the most recent (August 2026) version of the NPPF the wording of Policy S11 is no longer as aligned to the NPPF. NPPF Policy S5, for example, does not require an assessment of the impact of the development on the intrinsic character and beauty of the countryside in circumstances where a development is addressing an evidenced unmet need. However, NPPF Policy N2 does still advise that development proposals should "consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced." The NPPF Policy N2 goes on to state that developments should "conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible".
- 6.16. Because the City Council has an out of date plan and a lack of 5 year housing land supply, land beyond the Defined Settlement boundaries and within the Rural Area will need to be allocated for development. Policy S11 is therefore attributed reduced weight in the decision making process. Policy DM8, which similarly restricts the construction of buildings within the Rural Area to a list of prescribed purposes, must also be attributed reduced weight, for the same reason.

- 6.17. The Focused Consultation Additional Sites (Regulation 19) Document allocates the application site as Strategic Growth Site Policy 11c. Policy 11c states that the land is allocated for “around 250 new homes of mixed site and type to include affordable housing”. Supporting on site development is for a community facility and a stand-alone early years and childcare nursery (Use Class E (f)). The Policy states that the main vehicular access to the site will be from Barbrook Way and/or Priory Road. The scheme must provide safe and convenient pedestrian and cycle connections, including links to Barbrook Way. The Policy sets out historic and natural environment criteria and site infrastructure requirements, which includes appropriate improvements to the local and strategic road network as required by the Local Highways and Transportation Authority and a multi user crossing of Priory Road. The application proposal reflects the allocation in all respects.
- 6.18. The Local Plan (2022-2041) has now been submitted to the Secretary of State, which means that it becomes a material planning consideration in the determination of this application. There are a significant number of objections to the allocation of the site therefore Strategic Growth Site Policy 11c can only be given limited weight. The allocation of the site within the revised Local Plan does, however, provide an indication of the acceptability of the proposal in principle, as it has been considered at plan making level to be a suitable and deliverable site.
- 6.19. The location of the proposal in Bicknacre complies with the principles and objectives of the Spatial Strategy, as Bicknacre is identified as a Key Service Settlement in both the existing and emerging plan and is therefore considered to be a sustainable location.
- 6.20. Whilst the Local Plan (2022-2041) proposed allocations may only be given limited weight at present, the Council’s current lack of 5 year housing land supply and out of date local plan both weigh heavily in favour of the proposal under the NPPF Policy S5.

Housing

Local Plan Strategic Policy: S6, Local Policies: DM1, DM2

Affordable Housing

- 6.21. The application as submitted is in outline only therefore the final number of homes and the proposed mix is not yet known. The application is for “up to” 250 dwellings. Thirty five percent of the new homes are to be provided as affordable housing units. This would equate to a maximum of 88 affordable homes. This is compliant with Policy DM2.

The City Council’s Planning Obligations Supplementary Planning Document (SPD) (2026) sets out the required mix for affordable housing. To ensure new affordable provision is weighted to make a proportionate contribution to the assessed need, 24.5% of the total number of dwellings within the development will be required to be provided as social or affordable rented accommodation. The balance, 10.5% of the total number of dwellings shall be provided as shared ownership housing. The mix for the rented units should reflect the ‘Need requirement’ in Table 5 as set out within the adopted SPD.

- 6.22. Policy DM1 of the Local Plan requires 5% of the affordable units to be delivered as Wheelchair units in compliance with Building Regulation M4(3)(2)(b). The Wheelchair User dwellings will be delivered as Affordable Rent. For a scheme of 250 units this would equate to 5 wheelchair units. The Wheelchair Accessible Homes Planning Advice Note 2026 sets out the profile of need for wheelchair user dwellings. This uses information based on the number of households on the

Council's Housing Register that require wheelchair accessible housing that are in the greatest priority and considered to be urgent need of rehousing as of April 2026. This requires the following mix based on 5 units.

Table 1: Wheelchair user dwellings proposed mix

M4(3)(2)(b) Wheelchair User Homes for Affordable Rent	Total Units	1 Bed (44%)	2 Bed (12%)	3 Bed (24%)	4 Bed (20%)
M4(3)(2)(b) Wheelchair	5	2	1	1	1

- 6.23. The applicant has agreed to comply with the above table and this is secured by condition.
- 6.24. Policy DM1 also requires 50% of the total units to be delivered as Accessible or Adaptable dwellings in compliance with Building Regulation M4(2). The Applicant has also agreed to this, which on a scheme of 250 units would result in 125 M4(2) Accessible or Adaptable units.
- 6.25. The reasoned justification to Policy DM1 includes an indicative size guide for market homes and states that this will be used to inform negotiations between the Council and developers to determine the appropriate mix of housing. As the application is currently in outline with all matters reserved except access, this is a matter that will be considered at the stage of reserved matters when more details are known.

Self-Build and Custom Build and Specialist Residential Housing

- 6.26. Policy DM1 C) states that within all developments of more than 100 dwellings the Council will require 5% self-build homes which can include custom housebuilding. The submitted planning statement, at paragraph 7.3.1 states that the development would be in accordance with Policy DM1 and would provide 5% of the new homes as self-build/custom build housing plots. As the application is submitted in outline, the parameter plans do not show a specific location of the self-build homes, however, this could be determined at the stage of reserved matters.
- 6.27. Policy DM1 C) also requires the provision of specialist residential accommodation (SRA), taking account of local housing needs. The Planning Obligations SPD states that using the local housing need for Specialist Residential Accommodation identified in the Chelmsford Housing Strategy, The Gypsy and Traveller Accommodation Assessment and Strategic Housing Needs Assessment 2023 (excluding older person's housing demand) there is an identified local housing need for just over 100 Specialist Residential Accommodation dwellings. However, it goes on to state that in anticipation of a higher level of local housing need across the plan period, the quantum of SRA sought to meet the local housing needs requirement of Policy DM1 (Ci) will be calculated at a ratio of one specialist residential dwelling per 100 residential dwellings on sites of more than 100 dwellings. As the scheme is for up to 250 dwellings, this equates to 3 properties of SRA.
- 6.28. In this case, the applicant has not determined whether or not the SRA would be provided on site or whether they would provide a contribution in lieu of on site provision. A legal agreement will therefore require

- i) in respect of on-site Specialist Residential Accommodation, 1% of the total new net residential dwellings; or
- ii) where there is a contribution in lieu of on-site provision the contribution will be £42,400 per Specialist Residential Accommodation dwelling.

6.29. The development is therefore satisfactorily able to comply with Policy DM1 C).

Education

Local Plan Strategic Policies: S9, S10, Local Policy: DM20

- 6.30. Policy S9 states that new development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs.
- 6.31. Strategic Growth Site Policy 11c in the Focused Consultation Additional Sites (Reg 19) Document identifies that a stand alone early years and childcare nursery (Use class E (f)) would be required as supporting on site development to a scheme of 250 units. The policy also identifies site infrastructure requirements to include financial contributions to primary, secondary, early years education and childcare, as required by the Local Education Authority. Whilst the policy may only be attributed limited weight it is based upon up to date evidence for infrastructure requirements.
- 6.32. The Education Authority at Essex County Council were consulted on this application and have advised that a development of this size can be expected to generate the need for up to 30 early years and childcare (EY&C) places, 75 primary school places and 50 secondary school places.
- 6.33. There is some existing EY&C capacity in the area but ECC have advised that their data shows that it is likely that there will be insufficient provision to meet the additional demand created by this development. The proposal includes land for an EY&C facility but it is not known at this stage who would build the facility. If the facility is to be delivered by the developer then there will be no requirement for an EY&C financial contribution. However, should ECC deliver the facility then a financial contribution of £732,480 would be required.
- 6.34. The closest primary school to the development would be Priory Primary which has a net capacity of 200 places. The school currently has 52 unfilled spaces, which means it has some capacity for the development as existing. ECC Education have advised that the demand generated by this development would require a contribution towards the creation of 34 additional primary school places, which equates to £695,300.
- 6.35. The closest secondary school to this development is Sandon School. Long term, a new school serving the area may be established at future growth sites. Either way, the demand generated by this development would require a contribution of £1,406,350 for secondary school places. The Sandon School is more than 3 miles away from the development therefore there would be a requirement for a school transport contribution to this establishment. A contribution of £297,350 would be required.
- 6.36. The education requirements can all be secured through a legal agreement.

Health

Strategic Policies: S9 and S10.

- 6.37. A considerable number of objections are concerned about the ability of the local GP surgery to cope with the additional residents that would be generated by this development.
- 6.38. The Mid and South Essex Integrated Care Board (NHS) were consulted on this application and have advised that they have no objections to the development subject to the provision of planning contributions. The development would be likely to have an impact on the services of the Wyncroft GP surgery which operates within the vicinity of the application site. This GP practice does not have capacity for the additional growth resulting from this development and cumulative development in the area. It is already operating under capacity in terms of floor area.
- 6.39. Planning contributions are therefore requested by the ICB to provide additional floorspace to support the population arising from the proposed development. This is calculated to be £188,000 which can be secured through a legal agreement.
- 6.40. With the provision of the requested contributions, the proposal satisfactorily complies with Policies S9 and S10.

Transport

Local Plan Strategic Policies: S9, S10. Local Policy: DM24

- 6.41. NPPF Policy TR3 states that development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users. Part c) of this policy states that any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach
- 6.42. NPPF Policy TR6 relates the assessment of transport impacts and sets out detailed criteria on the information required to support a planning application that would generate significant amounts of movement. Paragraph 6 of NPPF Policy TR6 states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

Routes and Access

- 6.43. The main vehicular access into the site would be from Barbrook Way to the east. Two pedestrian accesses area also proposed to connect into the site from the bridleway that runs along the southeastern boundary.
- 6.44. One of the key concerns of local residents is the proposal to access the site via Barbrook Way. The existing road layout of Barbrook Way has a carriageway measuring 5.8m wide with full kerbs and raised pavements, each measuring 2m in width on both sides of the road. The vehicular site access would result in the continuation of the existing carriageway in the southwestern direction. The proposal would also include the removal of the turning area at the end of the existing cul-de-sac. This would ensure that the carriageway would have a consistent width and the pavement would have a consistent alignment.

- 6.45. It is understood that there is a small strip of unregistered land between the end of the highway boundary in Barbrook Way and the site boundary (i.e. land where the ownership is unknown and has not been registered with HM Land Registry). The red line boundary of the application includes this land and the necessary statutory notifications have been undertaken by the developer. It is anticipated that ECC will adopt this section of land under Section 228 of the Highways Act 1980, which allows highway authorities to adopt street works on private streets, even where ownership is unknown, provided the works meet adoptable standards and no objections are raised following public notice.
- 6.46. Essex County Council Highway Authority have been consulted throughout the process of this application and have required further information to be provided to ensure that they are satisfied with the details of the transport assessment. The Highway Authority have advised that Barbrook Way predates the current guidance in the Essex Design Guide, which is used to inform new residential estate design, so it does not fit easily into a current road type category. They have advised that Barbrook Way is capable of accommodating the additional traffic likely to be generated by the proposal, taking into account the number of properties it currently serves, therefore the Highway Authority has no capacity or safety objection to utilising Barbrook Way as an access to the development.
- 6.47. The existing nature of the estate is that most of the properties have private front driveways, which means that there is not an existing high level of kerbside congestion. Under modern standards, the estate road is wide, so a parked car does not block the carriageway, it would more likely result in cars having to travel at lower speeds, acting as a form of informal traffic calming.
- 6.48. The access from Barbrook Way would also provide existing safe routes for pedestrians from the site to the existing facilities, services and public transport connections in Bicknacre as there are already raised pavements along the existing streets within the estate.
- 6.49. Overall, the proposed access from Barbrook Way is considered to be safe and suitable for the development proposed.

Traffic Impact and Mitigation proposals

- 6.50. The transport assessment (TA) submitted as part of the application has been updated during the lifetime of the application following requests for further information by the Highway Authority. The assessment has provided information on traffic generation, distribution and growth and has also modelled the impact of the proposal on the following junctions:
- Priory Road / Barbrook Way – Priority Junction;
 - Priory Road / B1418 Main Road – Mini-roundabout Junction; and
 - B1418 Main Road / B1418 White Elm Road / Bicknacre Road – Mini-roundabout Junction.
- 6.51. The TA was also updated following the addition of the children’s nursery to the description of the development.
- 6.52. The junction capacity assessment undertaken show that there is ample capacity at the junction of Barbrook Way and Priory Road. The junction capacity assessments for Priory Road/Main Road

and Bicknacre Road/Main Road/White Elm Road roundabouts do show that the development would have an impact on capacity of the junction, however, the Highway Authority are content that this increase in traffic using the junction is unlikely to be discernible from daily fluctuations on the network and that, given the NPPF Policy TR6, the impact would not be “severe”.

- 6.53. It is a fact that the proposal would result in more vehicle movements to and from the site, therefore mitigation measures have been secured to increase the use of sustainable modes of transport to and from the site in line with NPPF Policy TR3. This includes improvements to the sustainable transport network for walking and buses to ensure accessibility and sustainability, because these are key to reducing car journeys.
- 6.54. There is currently little cycle infrastructure nearby but given the relatively low trafficked roads cyclists can realistically and safely travel on carriageway. Improvements are instead directed towards pedestrian routes towards bus stops and the village centre. Priory Road does not currently have a continuous footway on both sides of the carriageway and what is present is substandard. At several locations the footway is less than the recommended minimum width of 2 metres and there are also areas where the surface is damaged or uneven. The proposal is to provide a minimum footway width of 2 metres along the full length of the footway from the junction of Priory Road with Barbrook Way to the junction of Priory Road with Priory Lane. The surface would be repaired or amended where it is damaged or uneven to provide a safe and level route and street furniture relocated where needed. The proposal would also improve the route for pedestrians to the key amenities in the northern part of Bicknacre Village which are accessed via the northern footway along Priory Road. At present there is no formal pedestrian crossing. As part of the mitigation package for the development a new zebra crossing over Priory Road to the west of the junction with Priory Lane would be provided. Improvements to a footway link between Thrift Wood and Grove Road would also be made.
- 6.55. As part of the mitigation package, the applicant will also provide a planning contribution towards enhancing bus services and any necessary bus stop upgrades in Bicknacre

Priory Road as an alternative access point

- 6.56. Comments have been received from local residents questioning why the proposed access is from Barbrook Way rather than from Priory Road to the north.
- 6.57. Whilst the application must be determined on its own merits and the access arrangements via Barbrook Way are acceptable, the applicant has provided information to explain why the choice of access is from Barbrook Way and the unsuitability of Priory Road. These are set out below:
- There is only a small section of the site which abuts Priory Road at its northernmost point. The highway boundary on the southern side of Priory Road in the vicinity of the section of the site frontage is insufficient to provide the required visibility splays on Priory Road. An access here would not meet the required design standards
 - There is a watercourse which runs under Priory Road broadly in the location of where it joins the site and a number of existing mature trees adjacent to Priory Road which preclude the access here
 - The southern side of Priory Road at this location does not have a footway and there is insufficient land to provide one. The lack of a footway would encourage potentially unsafe pedestrian movements in this location

- ECC Development Management Policies state that the Highway Authority will protect the function of Secondary Distributors and state that where access is available to a lower category of road then this should be used.

Natural Environment

Local Plan Strategic Policy: S4, Local Policies DM16 and DM17

Ecology – Designated Sites

- 6.58. NPPF Policy N2 states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.
- 6.59. Chelmsford Local Plan Policy DM16 states that developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified.
- 6.60. The development is within the 22km zone of influence of the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) in terms of increased recreational disturbance to coastal European designated sites, in particular the Blackwater Estuary SPA and Ramsar site, Crouch and Roach Estuaries SPA and Ramsar site and Essex Estuaries SAC. A Habitat Regulation Assessment (HRA) has been carried out in this respect. The applicant has also submitted a shadow HRA which has informed the City Council's HRA. The mitigation measures proposed include financial contributions in line with the Essex Coast RAMS Strategy prior to occupation and also the provision of 9.11ha of open space on site, which will include a new community park. An on-site internal circular walking route is proposed as well as educational leaflets and interpretation boards for the on-site green space opportunities. Natural England has confirmed that they are satisfied that the mitigation measures proposed are sufficient to ensure that the development will not have an adverse effect on the integrity of the habitats (European) sites included within the Essex Coast RAMS strategy.
- 6.61. The site is also located close to Thrift Wood, which is a Site of Special Scientific Interest, managed by the Essex Wildlife Trust (EWT). Because Thrift Wood would be likely to experience additional recreational pressure from the residents of the new development, the applicant proposes the following package of mitigation:
- A financial contribution of £180,161.46 towards the long-term (30 year) management, monitoring and infrastructure maintenance of Thrift Wood SSI
 - A one-year Essex Wildlife Trust membership for each of the 250 proposed dwellings (£15,000)
 - A householder information leaflet, to be prepared collaboratively with EWT, setting out alternative circular walking routes and encouraging responsible use of nearby nature reserves.
 - On site open space and country park provision, secured through a Habitat Management and Monitoring Plan for a minimum of 30 years.
- 6.62. The mitigation proposed is agreed to be acceptable by both the Essex Wildlife Trust and Natural England. This can be secured through conditions and a legal agreement.

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Ecology – On site

- 6.63. The application is accompanied by an Ecological Impact Assessment and numerous protected species surveys. These have all been reviewed by an independent qualified ecologist, appointed by the City Council.
- 6.64. Bat surveys were provided as part of the application and updated information was also provided during the life of the application. The survey information is considered to be sufficiently detailed and identifies that there are no trees on the site that have high roost suitability for bats that are considered for removal. Precautionary measures for bats can be conditioned as part of a Construction Environmental Management Plan. Wildlife sensitive lighting can also be controlled by condition
- 6.65. The Ecological Impact Assessment scoped out both reptiles and dormice because the habitats were considered to be unsuitable for these species. Further information was sought from the applicant regarding these two species. The City Council's appointed ecologist has visited the site and concurs that the site is unlikely to be suitable as a habitat for reptiles due to the fact that the fields are on rotation as horse paddocks and sheep grazing and do not contain plant species that would create tussocky grassland suitable for reptiles. The margins of the fields also lack structure and the site does not have any suitable habitat features which could serve as hibernacula. It is agreed therefore that reptiles are unlikely to be present or affected.
- 6.66. In relation to hazel dormice, the site has limited connectivity between the site and Thrift Wood, which has recent records of dormice. Sufficient justification regarding the lack of survey for dormice has been provided and the applicant instead proposes that an outline non-licensed precautionary working method statement is to be secured by condition. This is considered to be a proportionate approach to this protected species; a view shared by the Essex Wildlife Trust.
- 6.67. The site is not considered to be suitable for water voles, otters or great crested newts and no evidence of badgers were identified through survey work. The information provided on breeding bird surveys provides sufficient justification that the site lacks suitability for use by Nightingale or ground nesting farmland birds. As stated within the submitted information the soft landscaping plans should look to enhance the site for other breeding birds.

Ecology – Biodiversity Net Gain

- 6.68. The information provided as part of the application demonstrates that the development would be able to achieve at least 10% biodiversity net gain on site.
- 6.69. The site currently contains modified grassland, native hedgerows, minor watercourses and trees. The proposed habitats to be created include allotments, vegetated gardens, modified grassland, other neutral grassland and trees. The proposal also includes the enhancement of native hedgerow to species-rich native hedgerow and the creation of new species-rich native hedgerow. Conditions are attached in relation to the long term management and maintenance of the new habitats.

Trees

- 6.70. NPPF Policy N2 states that development proposals should conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible
- 6.71. Policy DM17 states that planning permission will be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree. Development proposals that have the potential to affect preserved trees, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands must set out measures to secure their protection.
- 6.72. The field edges of the site contain lines of mature trees that have amenity value in the landscape. During the life of the application the trees have been protected under TPO/2025/030.
- 6.73. Whilst the plans predominantly retain the trees on site the preservation order provides a greater level of protection to any future pressures to the trees. From the information provided it is considered that the development could be carried out without resulting in harm to the health of the preserved trees on site. The proposal is therefore in accordance with Policy DM17 and NPPF Policy N2.

Historic Environment

Local Plan Strategic Policy: S3, Local Policies DM13, DM14 and DM15

- 6.74. NPPF Policy HE4 states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.
- 6.75. NPPF Policy HE7 states that where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
- 6.76. Common Farmhouse, which is Grade II listed, lies to the west of the application site. It has an extensive rural setting, remote from the edge of East Hanningfield village. It is c.750m from the edge of the site. The development would have open space on its west side, retain existing hedges and provide new landscaping, which means longer views from the listed building would be screened or filtered. Given the separating distance there would be no harm to the setting of this property.
- 6.77. To the northeast is Bicknacre Priory, c.430m away. The standing arch is Grade II listed and the site of the priory is a Scheduled Monument. The site is well screened from the heritage asset by intervening housing development. There would be no impact upon the setting.
- 6.78. Star House, also Grade II listed is c.550m to the southwest. There are also various historic buildings on Main Road, of historic and architectural interest, sufficient to be non-designated heritage assets, including a public house, a chapel and cottages. They are sufficiently distant away and well screened so there would be no impact on their settings.
- 6.79. On Moor Hall Lane, to the immediate northwest, there is a collection of buildings associated with a former hospital from the treatment of leprosy founded in 1914. They should also be considered as non-designated heritage assets. The provision of open space on the western side of the proposed development is sufficient to mitigate the impact upon their settings.

- 6.80. The site is visible from Danbury Hill in the vicinity of St John the Baptist church (Grade I listed) and the Danbury Hill Fort (Scheduled Monument), however given the development would be a minor feature in the expansive views of the wider area there would be no impact upon the significance of these assets.
- 6.81. Subject to the area of open space being provided as envisaged, hedgerows and trees being retained and new landscaping provided there would be no adverse built heritage impacts.
- 6.82. The Essex Historic Environment Record shows that the proposed development is located in an area with the potential for significant archaeological remains to survive. A condition is attached in this respect.

Landscape and impact on the character of the area

Local Plan Strategic Policy S11, Local Policies DM8 and DM23 and DM24

- 6.83. The site is within the Rural Area where Policies S11 and DM8 of the Chelmsford Local Plan require development proposals to recognise the intrinsic character and beauty of the countryside.
- 6.84. The NPPF Policy DP3 states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. NPPF Policy N2 states that development proposals should consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).
- 6.85. The existing site consists of grassland fields, which are largely utilised for horse grazing. The site landform very gently falls towards the west to a watercourse within the site. Priory Road and associated linear residential dwellings form the northern boundary, Barbrook Way and associated dwellings form the eastern boundary, a track and wide field boundary form the western site boundary, and the southern boundary is largely open.
- 6.86. The site is located within Landscape Character Area (LCA) E1 South Essex Farmlands of the Essex Landscape Character Assessment (2003), and LCAs F12 East Hanningfield Wooded Farmland and F6 Woodham Wooded Farmland of the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006). Key characteristics of F12 and F6 LCAs include small irregular fields and pasture on the wooded ridge, evidence of field boundary loss and pockets of pasture and paddocks. The submitted Landscape and Visual Impact Assessment (LVIA) has assessed the landscape character against these two areas. The City Council is satisfied that the LVIA has correctly selected appropriate viewpoints to represent visual receptors. PRoWs BR 2 237 (south-east) and FP 1 237 (south) are correctly judged to have the most significant effects within the LVIA. It is agreed that the magnitude of visual effects from these PRoWs will be the most significant.
- 6.87. The proposed development occupies a large proportion of the site and would result in a significant change to its overall appearance. In LVIA terms it is considered that the site as a landscape receptor would experience a large magnitude of change and substantial significance of effects.

- 6.88. Within the Arboricultural Impact Assessment only four hedgerows/groups are proposed for removal to facilitate the development proposals. The scheme includes a generous provision of additional tree planting which would help to mitigate the loss of existing vegetation. It is considered that advance planting to the southern boundary would be needed, since implementing landscaping early will contribute to providing screening during the construction activities and provide an immediate visual buffer. This could be controlled by condition and the submission of a landscape strategy plan and landscape management plan.
- 6.89. It is recognised that the proposal would result in the loss of open countryside on the edge of Bicknacre and would have an adverse impact on the landscape character areas. However, the proposal includes open land to the west, which would soften the views of the development from this side of the village and an early landscaping scheme would also help to soften views from the ProWs. The development would retain nearly all of the existing mature trees and hedges, which would give provide a green relief into the residential development and would help to retain the wooded character of this part of Bicknacre.
- 6.90. Even with landscaping and mitigation, the proposal would still have an adverse impact on the character and appearance of the countryside and this weighs against the proposal. This is to be considered as part of the overall planning balance.

Loss of agricultural land

Local Plan Strategic Policy S4

- 6.91. NPPF Policy N2 states that development proposals should take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible
- 6.92. Strategic Policy S4 of the Local Plan similarly seeks to minimise the loss of best and most versatile (BMV) agricultural land.
- 6.93. The application proposal would result in the loss of approximately 17.69ha of Grade 3 best and most versatile agricultural land.
- 6.94. Whilst the loss of BMV agricultural land is not desirable, it is also inevitable that agricultural greenfield land will need to be used in order to meet Chelmsford's development needs. For context, approximately 244 and 864 hectares of Grade 2 and 3 agricultural land is proposed for development within the emerging Regulation 19 Local Plan. The loss of 17.69ha is not therefore considered to be significant in this wider context.

Flood risk and Drainage

Local Plan Strategic Policy S2, Local Policy DM18

Flood risk and Surface Water

- 6.95. NPPF Policy F7 states that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

- 6.96. NPPF Policy F8 states that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.
- 6.97. Local Plan policy DM18 states that all major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere.
- 6.98. The application is accompanied by a flood risk assessment which identifies that the whole site is located within Flood Zone 1, which has a less than 0.1% annual probability of river or sea flooding. The fluvial flood risk is therefore very low.
- 6.99. The flood risk assessment identifies that there is a well-defined surface water flow route along the western side of the site. These surface water risk areas run in between the eastern and western watercourses within the site. The parameter plans take into account the surface water flow route and ensure that the housing development parcels would not be located in these areas.
- 6.100. The application is also accompanied by a sustainable drainage report, which has been assessed by the local lead flood authority. The local lead flood authority have no objections to the proposal and have recommended conditions relating to the provision of a surface water drainage scheme.

Foul Water

- 6.101. Anglian Water have confirmed that they have sufficient capacity available for the foul water flows from this development. A condition is attached in accordance with the recommendations of Anglian Water.

Design, Layout and Residential Amenity

Local Plan Strategic Policy S9, S11 Local Policies DM23, DM24 and DM29.

- 6.102. NPPF Policy N2, paragraph e) states that development proposals should use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation
- 6.103. The application is submitted in outline only, with all matters reserved except access. Parameter plans and an illustrative masterplan have been submitted to show how the site might be developed.
- 6.104. The plans show a landscape led scheme, which for the most part retains the existing tree lines and natural field boundaries. The residential development is located over to the eastern side of site in four parcels and would retain a landscape buffer to the west. Green corridors with routes and loops interconnecting with the existing local neighbourhood would be provided.
- 6.105. In line with the recommendations of the LVIA, the plans show that the southern part of the site would be planted up as a new rural wooded edge with a 15-20m width woodland belt to help reduce the visibility of the edge of Bicknacre in views from the south and southwest.

6.106. The design and access statement shows that the proposal would have outward facing active frontages and that new dwellings would have back to back relationships with existing residential properties. A back to back relationship is appropriate to ensure that the living environment of the existing residents would not be harmfully impacted by overlooking or overbearing impacts. At the stage of reserved matters further details will be known and it can be ensured that sufficient separation distances are maintained between new and existing properties.

6.107. The children's nursery is shown located within one of the new residential blocks and would not be sited close to existing houses. This would ensure that activity associated with the nursery would not be likely to directly affect existing residents.

6.108. Whilst the plans provided are indicative only, they satisfactorily demonstrate that the development could be carried out utilising good design and place making principles and would be unlikely to result in harm to the living environment of existing residents.

Legal Obligations

Local Plan Strategic Policies: S6, S9, S10. Local Policies: DM1, DM2, DM16, DM20

6.109. The following heads of terms have been agreed with the applicant and will be secured by a Section 106 Agreement:

Housing

- 35% of the total number of dwellings to be provided as affordable housing 24.5% of the total number of dwellings within the development will be required to be provided as social or affordable rented accommodation. The balance, 10.5% of the total number of dwellings shall be provided as shared ownership housing

- Affordable housing scheme to be submitted to address phasing, delivery and mix for each phase

- 5% of the affordable housing will be wheelchair housing with the following mix:

M4(3)(2)(b) Wheelchair User Homes for Affordable Rent	Total Units	1 Bed (44%)	2 Bed (12%)	3 Bed (24%)	4 Bed (20%)
M4(3)(2)(b) Wheelchair	5	2	1	1	1

- 5% of the total number of dwellings to be provided as Self-Build homes which can include Custom Build. Units to be provided prior to 70% occupation of the site

- On site Specialist Residential Accommodation provided as 1% of the total new net residential dwellings; or where there is a contribution in lieu of on-site provision the contribution will be £42,400 per Specialist Residential Accommodation dwelling.

Healthcare

- £188,000 healthcare contribution in order to increase capacity for the benefit of patients of the Primary Care Network operating in the area. This would be adjusted accordingly depending on the final number of units.

Education

- Early Years & Childcare places – Contribution of £732,480 index linked to Q1-2025 if ECC provide the on-site facility. Alternatively, the developer builds the facility on site.

- Primary School places - £695,300 index linked to Q1- 2025,
- Secondary School places - £1,406,350 index linked to Q1-2025,
- Secondary School Transport - £297,350 Index Linked to 2Q 2023

Ecology

- A financial contribution of £180,161.46 towards the long-term (30 year) management, monitoring and infrastructure maintenance of Thrift Wood SSI
- A one year Essex Wildlife Trust membership for each of the 250 proposed dwellings (£15,000)
- On site open space and country park provision Habitat Management and Monitoring Plan for a minimum of 30 years.
- Essex RAMS - £169.45 per dwelling.

Open Space and Local facilities

- Local Open space to be provided on site including a landscape and open space management and maintenance (including SuDs) scheme to be submitted
- 3 trees per dwelling to be planted on site
- Strategic Open space to be provided on site including a landscape and open space management and maintenance (including SuDs) scheme to be submitted
- Land for an on-site community facility

Highways

- A contribution of £500,000 towards enhancing bus services and any necessary bus stop upgrades in Bicknacre
-

Monitoring fees for numerous schedules

Planning Balance

- 6.110. The application site is located on currently unallocated land within the Rural Area to the eastern side of Bicknacre.
- 6.111. NPPF Policy S3 states that decisions on development proposals should apply a presumption in favour of sustainable development. This means that for development proposals outside of settlements NPPF Policy S5 should be applied.
- 6.112. NPPF Policy S5 states that only certain forms of development should be approved outside settlements. It then sets out a list of the types of developments that should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. One of the development types listed is “j) development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites and where the development would be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure”

- 6.113. The City Council currently has an unmet housing need and does not have a five year housing land supply. The adopted Local Plan is also currently out of date. In this context, paragraph j) of Policy S5 directs that the planning application should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.
- 6.114. The main benefit of the proposal is the provision of 250 houses, including 88 affordable houses which would make a significant contribution towards addressing the City Council's current unmet housing need. This weighs substantially in favour of the proposal. Other less significant benefits of the development include the provision of a new area of public open space to the west of the site, which would be available for both the proposed and existing residents as well as the social and economic benefits that would arise from additional residents contributing to the local economy. The construction period and the children's nursery would also provide employment opportunities and the proposal would also create a new community garden and a community building. Benefits would also arise from improvements to pedestrian infrastructure and bus services. The quality of on site habitats would also be improved with a 10% biodiversity net gain.
- 6.115. Concerns have been raised regarding the access and the highway impacts of the proposal, however, ECC Highway Authority do not consider that the traffic impacts of the development would be "severe" and that improvements can be made to sustainable transport links to adequately mitigate the impacts of the development. Given that the highway impacts of the proposal can be sufficiently mitigated, the impact of the proposal on the highway network could not in the planning balance, be considered as an "adverse effect".
- 6.116. Matters relating to ecology, trees, residential amenity, flooding and drainage, education and health can all be sufficiently mitigated through conditions, planning obligations or detailed design at the stage of reserved matters. None of these matters are considered to be either benefits or adverse impacts of the development and therefore have a neutral impact on the overall planning balance.
- 6.117. The main adverse impact of the development would be the harm to the currently rural character of the site and the subsequent change to the landscape character. To a much lesser extent, the loss of best and most versatile agricultural land (BMV) is also an adverse impact. The loss of BMV in itself is not considered to be substantial and could not outweigh the benefits of the development when taken as a whole. Similarly, whilst the proposal would change the character and appearance of the site, all of the preserved trees and the vast majority of the existing hedgerows would be retained. The proposal is landscape led and sensitive to its edge of village location. A well thought out landscaping scheme and landscape management plan could be provided to help soften the impact of the proposal on the landscape. Whilst the Focused Consultation Additional Sites (Regulation 19) Document Growth Site Policy 11c for this site can only be given limited weight, its allocation in the plan means that the land has already been strategically assessed as being suitable for residential development despite the impacts on the existing landscape.
- 6.118. Overall, the adverse impact of the development would not substantially outweigh the benefits and in accordance with NPPF Policy S5, the application should be approved.

7. Community Infrastructure Levy (CIL)

- 7.1. The development is CIL liable and CIL payments will be levied on the CIL chargeable elements of the proposal.

RECOMMENDATION

The Application be APPROVED subject to the completion of a S106 Agreement together with compliance with the following conditions, the details of those items and any variations that may be considered necessary and appropriate to be delegated to the Director of Sustainable Communities/Planning Development Services Manager in consultation with the Chair and/or Vice Chair of the Planning Committee.

Condition 1 – Details of the REM

Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason:

The particulars submitted are insufficient for consideration of the details mentioned.

Condition 2 – Time Limits

The development hereby permitted shall take place no later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason:

In order to comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 3 – Time Limits REM

Application for approval of the reserved matters shall be made to the local planning authority no later than 3 years from the date of this permission.

Reason:

In order to comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 4 – Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan (drawing reference 727-LO1 rev B)

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- Proposed Site Access Layout Via Barbrook Way (drawing reference 10001-NEO-DWG-001-PO1)

Reason: For the avoidance of doubt.

Condition 5 – Parameter Plans

Plans and particulars of the Reserved Matters referred to in Condition 2 shall be in broad accordance with the following Parameter Plans:

- Land Use Parameter Plan (drawing reference 727-P10 rev B)
- Access and Movement Parameter Plan (drawing reference 727-P11 rev B)
- Landscape and Open Space Parameter Plan (drawing reference 727-P12 rev B)
- Density Parameter Plan (drawing reference 727-P13 rev B)

Reason:

In order to achieve satisfactory development of the site.

Condition 6 - Archaeology

(1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.

(2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.

(3) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/ preservation strategy for approval by the Local Planning Authority.

(4) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.

(5) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason:

This information is required prior to the commencement of the development because this is the only opportunity for archaeological investigation work to be undertaken. These works are required

to ensure that adequate archaeological records can be made in respect of the site in accordance with Policy DM15 of the Chelmsford Local Plan.

Condition 7 – SUDS scheme

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- o Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- o Limiting discharge rates to 1:1 Greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 45% allowance for climate change.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 45% climate change event.
- o Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event.
- o Final modelling and calculations for all areas of the drainage system.
- o The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
To ensure the effective operation of SuDS features over the lifetime of the development.
To provide mitigation of any environmental harm which may be caused to the local water environment.

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 8 – SUDS construction works

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason:

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Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 9 – SUDs maintenance

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system, yearly logs and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason:

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 10 – Contaminated land

a) No development shall take place until a scheme to assess and deal with any contamination of the site has been submitted to and approved in writing by the local planning authority.

b) Prior to the occupation or first use of the development, any remediation of the site found necessary shall be carried out, and a validation report to that effect submitted to the local planning authority for written approval and the development shall be carried out in accordance with that scheme.

Reason:

This information is required prior to the commencement of the development because this is the only opportunity for contamination to be accurately assessed. This is to ensure the development does not give rise to problems of pollution or contamination in accordance with Policy DM30 of the Chelmsford Local Plan.

Condition 11 – Construction Management Plan

No development shall take place, including any ground works until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. construction vehicle access and routing via Bicknacre Road/Priory Road
- b. any temporary traffic management/signage,

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- c. wheel and underside chassis cleaning facilities to prevent the deposition of mud or other debris onto the highway network/public areas,
- d. contractor and visitor parking clear of the highway,
- e. turning, loading and unloading of plant and materials and storage of plant and materials used in constructing the development,
- f. hours of deliveries

Reason:

In the interests of highway safety.

Condition 12 – Pre-commencement survey of Barbrook Way

- a. Should any form of construction route identified in the approved Construction Management Plan use Barbrook Way or Thrift Wood, a pre-commencement condition survey of Barbrook Way and Thrift Wood shall be undertaken and submitted to the Local Planning Authority.
- b. A post-construction survey of the same areas detailed in the pre-commencement condition survey shall be undertaken within 3 months of the building completion of the final house on the site and this shall be submitted to the Local Planning Authority.
- c. A scheme of repairs for defects found in the post-construction survey that are reasonably attributable to construction traffic associated with the development and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority, following consultation with the Local Highway Authority. The approved repairs shall be completed in accordance with the approved timetable.

Reason:

In the interests of highway safety.

Condition 13 – Highway Works – Priory Road footway

Prior to first occupation of any dwelling within the development, the provision of the highway works shown in principle on NEO Plans 10001-NEO-DWG-004 rev P03 and 10001-NEO-DWG-006_1_27078_E2AB3DOC.SV rev P02 as contained in the NEO Addendum Transport Assessment dated December 2025, to include but not limited to:

- a. Provision of a minimum footway width of 2.0 metres along southern side of Priory Road from Barbrook Way to Priory Lane
 - i. Implementation of appropriate crossfall gradients to ensure effective drainage and user comfort;
 - ii. Full reconstruction of any surface damage that results in narrowing, trip hazards, or unevenness to ensure acceptable standards;
 - iii. Ensuring the footway is level with statutory undertakers' apparatus, such as manhole covers; and
 - iv. Any street furniture will be appropriately relocated, and street lighting to cover the footway will be provided.
- b. Provision of a zebra crossing on Priory Road, west of Priory Lane

Reason:

To ensure that vehicles, pedestrians and cyclists can enter, use and leave the highway in a controlled manner in the interest of highway safety.

Condition 14 – Highways site access

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Prior to first occupation of any dwelling within the development, the site access works shown in principle on NEO Plans 10001-NEO-DWG-001-P01 rev P01 shall first have been provided.

Reason:

To ensure that vehicles, pedestrians and cyclists can enter, use and leave the highway in a controlled manner in the interest of highway safety

Condition 15 – Highways The Grove pedestrian upgrade

Prior to first occupation of any dwelling within the development, the provision of surface improvements to a 2m wide section of PROW Woodham Ferrers and Bicknacre 3 to provide a permeable surfaced connection between Thrift Wood and The Grove as shown in principle in figure 2.4 as contained in the NEO Addendum Transport Assessment dated December 2025.

Reason:

To ensure the continued safe passage of pedestrians on the public right of way and in the interests of promoting sustainable travel.

Condition 16 - Residential Travel Information Pack

Prior to occupation of the proposed development, the Developer shall provide to each household a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason:

In the interests of reducing the need to travel by car and promoting sustainable development and transport.

Condition 17 – Levels

Prior to any construction works, detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and neighbouring buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 18 – Details of surfaces for highway routes

No development shall commence until details of the following have been submitted to and approved in writing by the local planning authority:-

- (i) The proposed roads/footways/footpaths and cycleways within the development including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, gradients, and surfacing,
- (ii) How the proposed surfacing materials take into account mobility and visually impaired users, and

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(iii) A panel composed of samples of all materials to be used (other than tarmac finishes) in the paving of the ground surfaces including details of the product name, number, colour and manufacturer.

Reason:

To ensure that the proposed hard landscape is visually satisfactory, able to be maintained in the long term, suitable for drainage purposes, does not prejudice the lasting quality of the locality and which ensures that materials sourcing is resource efficient in accordance with Policies DM24, DM18 and S2 of the Chelmsford Local Plan.

Condition 19 - CEMP

Prior to commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority.

The CEMP shall include, control measures for noise and vibration during the period of construction, construction dust, dust monitoring and good practices for construction vehicles and stationary plant. It shall also include precautionary mitigation measures for the loss of any trees identified as PRF-1. This shall include details of the trees being felled under the supervision of a suitably licenced ecologist with appropriate compensation for loss of roost resource in place in advance.

Reason:

To ensure that the construction of the development does not result in harmful impacts on the local environment in accordance with Policies DM29 and DM30 of the Chelmsford Local Plan.

Condition 20 – Hard and soft landscaping

Prior to first occupation of the development hereby permitted, details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. The works shall be carried out as approved prior to the first occupation of any part of the development or in the first available planting season following such occupation. The landscaping details to be submitted shall include:

- a) hard surfacing including pathways and driveways, other hard landscape features and materials;
- b) existing trees, hedges or other soft features to be retained;
- c) planting plans including specifications of species, sizes, planting centres, number and percentage mix;
- d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- e) Details of the planting of 3 trees per net new dwelling within the site;

Reason:

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In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan and to ensure that three additional trees are planted in response to the Council declaring a Climate and Ecological Emergency and Strategic Policy S2 of the Chelmsford Local Plan which recognises that new development will seek to mitigate and adapt to climate change .

Condition 21 - landscape management plan

A landscape management plan, including long term design objectives, management responsibilities and schedule of landscape maintenance for a minimum period of five years for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that the landscaping and planting is appropriately maintained in the interests of the character and appearance of the area in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 22 - Arboricultural impact assessment and method statement

As part of Reserved Matters submissions an arboricultural impact assessment and method statement shall be submitted and approved in writing by the local planning authority to include:

- (a) Details of trees and hedges to be retained and removed,
- (b) Details of tree surgery work to retained trees,
- (c) Specification for tree protection including layout and type of tree protection for construction including change that may occur during development
- (d) Location and installation of services, utilities and drainage,
- (e) Details of construction within the root protection area of retained trees,
- (f) Where relevant to the assessment, a full specification for the construction of any new access and parking areas, including details of any bespoke cross-over and cellular confinement specification, and the extent of the areas. Details must include the relevant sections through them.
- (g) Details of site access, temporary parking, welfare facilities, loading and unloading, storage of equipment, materials, fuels and waste,
- (h) Tree protection plan,
- (i) Boundary treatments within the root protection areas,
- (j) Arboricultural supervision and inspection, including timings, reporting of inspections and supervision.

The development shall then be carried out in accordance with the approved details

Reason:

In the interests of creating a landscape led development and safeguarding landscape features, including preserved trees which are of local importance in accordance with Policy DM14 of the Chelmsford Local Plan.

Condition 23- Samples of materials

Prior to their use, samples of the materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 24 – Public Art

Within six months of the commencement of the development, a public art statement shall be submitted to and approved in writing by the local planning authority. The statement shall include the following:

- a) Details of the artist (including an explanation of why they have been selected for this scheme),
- b) Details of the proposed public art (including an explanation of the chosen theme and medium) and its intended siting,
- c) Details for the installation including timing,
- d) Future maintenance regime.

The approved public art scheme shall be implemented in accordance with the approved statement.

Reason:

To ensure that Public Art is provided in accordance with Policy DM24 Chelmsford Local Plan.

Condition 25 – EV Charging

Prior to the first occupation of the dwellings and community buildings hereby permitted, electric vehicle charging points shall be installed and retained in accordance with details that that shall have been previously submitted to and agreed in writing by the local planning authority.

Reason:

To ensure that the development is constructed sustainably in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 26 – Water efficiency

All new dwelling units as hereby approved shall be constructed to achieve increased water efficiency to a standard of no more than 110 litres of water per person per day in accordance with Building Regulations Approved Document Part G (2015 - as amended).

Reason:

To ensure the development reduces water dependency in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 27 – M4 (2)

A minimum of 50% of the dwelling units as approved shall be constructed to comply with Building Regulations Approved Document Part M4(2) Category 2 (2010 - as amended).

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Reason:

To ensure the development provides sufficiently adaptable homes to meet current and future needs of residents in accordance with Policy DM1 of the Chelmsford Local Plan

Condition 28 - Parking

No dwelling or community, or educational facility shall be brought into use until such time as the approved parking areas for that part of the development have been made available for use. The spaces shall not thereafter be used for any purpose other than the parking of motor vehicles in conjunction with that part of the development which they serve.

Reason:

To ensure that parking provision is acceptably integrated within the development avoiding car dominated spaces and to prevent on-street parking in the interests of highway safety and the amenities of the area in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 29 – Pedestrian and cycle routes

The network of pedestrian and cycleway routes within the site shall, as appropriate, be hard surfaced and illuminated in accordance with details to be submitted to and approved in writing by the Local Planning Authority and designed to accord with the adoptable highway standard applicable at the time. The pedestrian and cycle routes shall be implemented as part of the overall phased delivery of the development in accordance with an agreed timetable.

Reason:

In the interests of establishing a logical route network which permeates the development encouraging sustainable methods of travel.

Condition 30 – Cycle parking

No dwelling, community, or educational facility shall be brought into use until such time as the approved cycle parking areas for that part of the development have been made available for use. The cycle spaces shall not thereafter be used for any purpose other than the parking of cycles in conjunction with that part of the development which they serve.

Reason:

To ensure that cycle storage provision is acceptably integrated within the development in a safe and convenient manner to encourage cycling as a sustainable mode of transport in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 31 - Storage of refuse and recyclables

Prior to their installation, details of the facilities for the storage of refuse and recyclable materials shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the facilities for the storage of refuse and recyclable materials for that dwelling have been provided in accordance with the approved details.

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Reason:

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory in accordance with Policy DM23 and DM26 of the Chelmsford Local Plan.

Condition 32 - Foul water strategy

No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the connection point to manhole 5201 located in Bicknacre Road at National Grid Reference TL 78518 03215. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason:

To reduce the impacts of flooding and potential pollution risk

Condition 33 – Estate roads

The carriageways of the estate roads shall be laid out and constructed up to and including at least road base level on the sections of the road serving each respective dwelling or building that it is intended to serve prior to the commencement of construction of any residential dwelling or building on those sections.

Reason:

To provide a satisfactory interim standard of access and safety and linkage with the existing highway network.

Condition 34 - Broadband

Each dwelling shall be provided with a connection to broadband prior to the first occupation of that dwelling.

Reason:

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being

Condition 35 – Boundary treatments

- a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority.
- b) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area and to safeguard the residential living environment of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policy DM29 and Policy DM23 of the Chelmsford Local Plan.

Condition 36 – PD removed for roadside boundary treatments

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no wall, gate or other means of enclosure other than approved under Reserved Matters or Condition 16 shall be constructed beyond the roadside front or side elevation of properties within the site without the written consent of the local planning authority.

Reason:

To ensure that this edge of village development is visually satisfactory and landscape led and does not prejudice the appearance of the locality in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 37 - BNG

An application for approval of reserved matters which includes "layout" shall include a final written Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as applied in the area in which the site is situated at the relevant time.

The development hereby permitted shall be carried out in complete accordance with the Biodiversity Gain Plan.

Reason: To ensure the statutory biodiversity gain condition of the Environment Act 2021 is met and to ensure the development accords with Policy DM16 of the Chelmsford Local Plan.

Condition 38 - HMMP

No development shall take place on any part of the site until a written Habitat Management and Monitoring Plan (HMMP), in the form of the national Natural England and DEFRA template, for a minimum period of 30 years for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- o details setting out how the onsite or off-site gains will be managed;
- o Details of the persons responsible for the implementation, management and monitoring;
- o details of how habitats will be monitored (including specific details for each type of habitat);
- o details, including a schedule, of monitoring reports to be submitted to the local planning authority over at least a 30 year period;
- o details of how management will be reviewed;
- o details of adaptive management to account for habitat restoration if the management plan is not working.

Reason: To ensure the statutory biodiversity gain condition of the Environment Act 2021 is met and to ensure the development accords with Policy DM16 of the Chelmsford Local Plan.

Condition 39 - Precautionary Method Statement for hazel dormouse

Prior to commencement of the development hereby permitted a Precautionary Method Statement for hazel dormouse shall be submitted to and approved in writing by the local planning authority.

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The development shall then be carried out in accordance with the approved Precautionary Method Statement.

Reason:

In order to safeguard protected species on site in accordance with Policy DM16 of the Chelmsford Local Plan

Condition 40 – Lighting for Biodiversity

No external lighting shall be installed at the site until such time as a lighting strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall;

- a) identify areas/features on the site that are sensitive to bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important territory routes used to access key areas of their territory, for example, foraging; and
- b) show how and where the external lighting will be installed so that it can be clearly demonstrated that areas lit will not disturb or prevent the above species using their territory or having access to their breeding sites or resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No additional external lighting shall be installed without prior written consent from the local planning authority.

Reason:

To ensure there is no disturbance or harm caused to protected species in accordance with Policy DM16 of the Chelmsford Local Plan.

Condition 41 – Employment and Skills Plan

Prior to the commencement of the development an Employment and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall include the following:

- a) Details of where relevant job and tendering opportunities will be posted during the construction phase;
- b) Who, on behalf of the developers, shall be responsible for notifying of construction job opportunities and making all developers/contractors/subcontractors aware of (i) their employment obligations and (ii) requirement to report on their compliance with such;
- c) What steps will be taken to ensure that all developers, contractors and subcontractors on the site are aware of their obligations and actions to be taken if there is default in relation to these;
- d) How the developers, via the appointed coordinator, will work with local employment and training agencies, the Council, Job centre Plus, schools, relevant education authorities to identify, promote and deliver education and training opportunities related to construction; and
- e) How the measures will be recorded and submitted to the Local Planning Authority to monitor compliance with the Plan.

Once approved, the Plan shall be enacted during the construction of the development only, and the recorded measures shall be made available to the Local Planning Authority within 24 hours of a written request to the appointed coordinator during that period.

Reason:

To maximise local employment and training opportunities during the construction of the development.

Condition 42 - Reptile Mitigation Strategy

The development hereby permitted shall be carried out in accordance with the submitted Reptile Mitigation Strategy dated 9th February 2026.

Reason:

As a precautionary measure to ensure that the development would result in no harm to reptiles, which are a protected species, in accordance with Policy DM16 of the Chelmsford Local Plan.

Condition 43 – Thrift Wood mitigation leaflet

Prior to first occupation, a householder information leaflet, to be prepared collaboratively with the Essex Wildlife Trust, setting out alternative circular walking routes and encouraging responsible use of nearby nature reserves shall be provided to each new dwelling. The leaflet shall first have been submitted to and approved in writing by the local planning authority.

Reason:

As part of a mitigation package prepared collaboratively with the Essex Wildlife Trust to prevent recreational disturbance to Thrift Wood SSSI in accordance with Policy DM16.

Background Papers

Case File

Appendix 1 – Drawing No(s)

Plans and documents to be listed on any Decision Notice:

10001-NEQ-DWG-001/P01;
ARBORICULTURAL IMPACT ASSESSMENT/July 2025;
FLOOD RISK ASSESSMENT;
DESIGN & ACCESS STATEMENT/July 2025;
TRANSPORT ASSESSMENT/July 2025;
BNG feasibility assessment/December 2025;
BNG Metric;
Ecological technical note response to the Essex Wildlife Trust;
Bat Activity Surveys/December 2025;
Ecological Impact Assessment/December 2025;
Sustainable Drainage Report/P05;
Transport Assessment Addendum/December 2025;
P13/Rev B;
P12/Rev B;
P11/Rev B;
P10/Rev B;
Design and Access Statement Addendum;
L01/Rev B;
Technical report - reptile mitigation strategy;
Technical Response/20.01.26;
Transport Statement Addendum/March 2026;

Appendix 2 – Consultations

Local Residents

Comments
Comments received are summarised as follows: <i>Principle of the development</i> - Site outside settlement boundary. - Contrary to Local Plan countryside/rural policies. - Bicknacre already exceeded planned growth through Growth Sites 11 and 12.

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- Scale greater than envisaged for village.
- Developer-led rather than plan-led.
- Brownfield land should be prioritised.
- Risk of coalescence with East Hanningfield.

Need for the development

- No demonstrated need for 250 dwellings.
- Recently built homes remain unsold.
- Village could increase by 25–30%.
- Development disproportionate to settlement size and character.
- Concerns regarding cumulative growth in surrounding settlements.

Highways, Traffic and Access

- Single access via Barbrook Way considered unsuitable.
- Road constrained by width and on-street parking.
- Road safety concerns for all users.
- Potential emergency access difficulties.
- Increased congestion on Barbrook Way, Priory Road and village junctions.
- Construction traffic impacts.
- Claims road fails Essex Design Guide standards.
- Increased noise, pollution and danger to children.

Sustainable Transport and Connectivity

- Poor connection to village facilities.
- Reliance on private car travel.
- Limited bus services/public transport.
- PROW links not considered convenient.
- Conflict with sustainable travel objectives.

Local Infrastructure, services and facilities

- Pressure on GP surgeries, schools and nurseries.
- Concerns regarding utilities, broadband, water and sewerage capacity.
- Existing infrastructure already stretched.
- Insufficient mitigation or upgrades identified.

Character of the Area

- Loss of open countryside and rural setting.
- Urbanisation of agricultural land.
- Adverse visual impacts and loss of views.
- Harm to village character and identity.
- Loss of rural gap between settlements.
- Effects on public rights of way and St Peter's Way.
- The proposal would result in harm to Priory Arch, Priory Fields and historic assets

Ecology and Biodiversity

- Potential harm to habitats and wildlife.
- Loss of wildlife corridors and foraging areas.

Flood Risk and Drainage

- Existing flooding and waterlogging concerns.
- Risk of increased run-off.
- Concerns over SuDS effectiveness.
- Uncertainty over long-term maintenance.
- Sewer capacity concerns.

Residential Amenity

- Loss of outlook, privacy and rural views.
- Overbearing impact on neighbouring properties.
- Noise, disturbance and air quality concerns.

Other Matters

- Loss of Best and Most Versatile agricultural land.
- Questions over viability, funding and management of the childrens nursery
- Concerns regarding archaeology

Active Travel England

Comments

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here:

<https://www.gov.uk/government/publications/active-travel-england-sustainable-development-advice-notes>

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

Essex County Council Highways

Comments

The Highway Authority has considered the above application, having previously provided pre-application advice to the applicant and requested revisions to the originally submitted Transport Assessment, which have been undertaken.

The recommendation has been revised following discussion with the applicant in relation to the Passenger Transport Contribution required as mitigation for the development. Taking into account that CCC Local Plan Strategic Growth Site 10 at South Woodham Ferrers are required to improve the bus service travelling through Bicknacre, a revised contribution figure has been agreed for this site. The NPPF supports the prioritising of sustainable travel modes and requires that applications for development prioritise access to high quality public transport and appropriate facilities that encourage public transport use. There is no doubt the development will generate new vehicle trips to the network, by funding improved PT services this increases the attractiveness of the mode and will hopefully encourage sustainable travel and reduce the number of new car trips generated by the development. Any reduction in car trips is welcome and will benefit all.

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It is understood there is local concern regarding the impact the additional development traffic will have on Barbrook Way and the local highway network in general.

Barbrook Way predates the current guidance in the Essex Design Guide, so it does not slot easily into a current road type category. However, it is the Highway Authority's opinion that Barbrook Way, being approx. 6m in width, closely resembles a type D road in the current design guidance and would be capable of accommodating the additional traffic likely to be generated by the proposal, taking into account the number of properties it currently serves.

The junction capacity assessments undertaken to inform the submitted Transport Assessment support this conclusion and demonstrate that there would be ample capacity at the junction of Barbrook Way

and Priory Road, with RFC's (Ratio of Flow to Capacity) not even close to the industry acknowledged 85% threshold for concern.

The junction capacity assessments for Priory Road/Main Road and Bicknacre Road/Main Road/White Elm Road roundabouts do show a slightly increased level of RFC's and delay as a result of the development, however, the increase is unlikely to be discernible from daily fluctuations on the network, and an impact of this level could not be considered severe.

Therefore, the Highway Authority would be unlikely to successfully uphold an objection relating to traffic impact of the proposed development at any planning appeal, following a refusal, and therefore we have sought to secure appropriate mitigation to mitigate the development's impact.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following requirements:

S106 contributions:

1. A contribution of £500,000 towards enhancing bus services and any necessary bus stop upgrades in Bicknacre.

Reason: To provide sustainable travel options to/from the site

Conditions

Construction Management Plan

2. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for: a. construction vehicle access and routing,

b. any temporary traffic management/signage,

c. wheel and underside chassis cleaning facilities to prevent the deposition of mud or other debris onto the highway network/public areas,

d. contractor and visitor parking clear of the highway,

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- e. turning, loading and unloading of plant and materials and storage of plant and materials used in constructing the development,
- f. hours of deliveries, and
- g. Before and after condition survey to identify defects to highway in the vicinity of the access to the site, including Thrift Wood, Barbrook Way and Priory Road, and where necessary, ensure repairs are undertaken at the developer expense where defects are as a result of the development.

Reason: In the interests of highway safety.

MUD / DEBRIS ON HIGHWAY

Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.

Highway works:

3. Prior to first occupation of any dwelling within the development, the provision of the highway works shown in principle on NEO Plans 10001-NEO-DWG-004 rev P03 and 10001-NEO-DWG-006_1_27078_E2AB3DOC.SV\$ rev P02 as contained in the NEO Addendum Transport Assessment dated December 2025, unless otherwise agreed with the Highway Authority, to include but not limited to:
- a. Provision of a minimum footway width of 2.0 metres along southern side of Priory Road from Barbrook Way to Priory Lane i. Implementation of appropriate crossfall gradients to ensure effective drainage and user comfort;
 - ii. Full reconstruction of any surface damage that results in narrowing, trip hazards, or unevenness to ensure acceptable standards;
 - iii. Ensuring the footway is level with statutory undertakers' apparatus, such as manhole covers; and
 - iv. Any street furniture will be appropriately relocated, and street lighting to cover the footway will be provided.
- b. Provision of a zebra crossing on Priory Road, west of Priory Lane

Reason: to ensure that vehicles, pedestrians and cyclists can enter, use and leave the highway in a controlled manner in the interest of highway safety.

4. Prior to first occupation of any dwelling within the development, the provision of the site access works shown in principle on NEO Plans 10001-NEO-DWG-001-P01 rev P01, unless otherwise agreed with the Highway Authority.

Reason: to ensure that vehicles, pedestrians and cyclists can enter, use and leave the highway in a controlled manner in the interest of highway safety

PROW

5. Prior to first occupation of any dwelling within the development, the provision of surface improvements to a 2m wide section of PROW Woodham Ferrers and Bicknacre 3 to provide a permeable surfaced connection between Thrift Wood and The Grove as shown in principle in figure 2.4 as contained in the NEO Addendum Transport Assessment dated December 2025, unless otherwise agreed with the Highway Authority.

Reason: To ensure the continued safe passage of pedestrians on the public right of way and in the interests of promoting sustainable travel.

Residential Travel Plan

6. Prior to first occupation of the proposed development, the Developer shall submit a residential travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall then be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation. It shall be accompanied by an annual monitoring fee of £1817 (index linked April 2026) to be paid to Essex County Council.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

Residential Travel Information Packs

7. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator)

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

The above requirements are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance, within Chelmsford City Council's Local Plan and within NPPF 2024.

Ramblers Association

Comments

03.02.2026 - No further comments to those made on the 21 August 2025.

28.08.2025 - Thank you for advising the Ramblers of this planning application. On behalf of the Ramblers Association we wish to make the following comments:-

Bridleway 2 - Woodham Ferrers And Bicknacre, is located to the South East of the proposed development.

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Two estate access points onto this PRoW are indicated on the Landscape & Open Space Parameter Plan.

The suitable design detail of these access points should be provided with any future Full Application.

No other comments at this stage.

East Hanningfield Parish Council

Comments

29.09.2025 - East Hanningfield Parish Council wishes to record its support for the comments submitted by Woodham Ferrers and Bicknacre Parish Council regarding this application.

In addition to the issues it has raised, East Hanningfield Parish Council has a particular concern about the significant increase in traffic that would inevitably travel through East Hanningfield as a result of this development. One principal access route to Bicknacre passes directly through East Hanningfield, and the cumulative impact of an additional 250 dwellings would place unsustainable pressure on our local road network.

The Tye, which runs through the centre of East Hanningfield between Bicknacre Road and Church Road, has very limited pavement provision. For a large proportion of the village, pedestrian access to the Church, School, Shop and recreation facilities involves walking along or across the carriageway. This is already a serious safety concern, particularly at peak periods, and any increase in traffic volumes through the village would materially worsen the risks faced by pedestrians.

Furthermore, Essex Highways' publicly available Track It page currently shows around 80 outstanding issues reported but not yet fixed along The Tye. This highlights the fragility of the existing highway infrastructure in East Hanningfield and underlines that it is already under significant strain without the additional burden this development would bring.

The Council draws the Local Planning Authority's attention to the following:

' National Planning Policy Framework (NPPF, July 2023):

- o Paragraph 110 requires that development proposals ensure 'safe and suitable access to the site can be achieved for all users' and that impacts on transport networks can be addressed.

- o Paragraph 111 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' East Hanningfield Parish Council considers that the additional traffic through the village would amount to such a severe cumulative impact.

' Chelmsford Local Plan (Adopted May 2020):

- o Strategic Policy S1 (Sustainable Development) requires that development mitigates its transport impacts.

- o Policy T2 (Accessible and Sustainable Transport) requires that developments 'will be required to mitigate

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their transport impacts and address the needs of all people.' The projected increase in through-traffic conflicts with this policy, as the rural road network through East Hanningfield is already under strain and not suitable for further intensification, especially given the absence of footways along The Tye.

For these reasons, East Hanningfield Parish Council respectfully objects to this application.

26.02.2026 - East Hanningfield Parish Council supports all comments submitted by Woodham Ferrers and Bicknacre Parish Council regarding this application.

In addition, Members wish to highlight local concerns regarding the potential increase in traffic and the impact on local infrastructure and services in East Hanningfield, which may be affected by the development.

The Parish Council respectfully requests that these issues be considered in the determination of the application.

ECC Historic Environment Branch

Comments

04.09.2025 - RE: Land West Of Barbrook Way, Priory Road, Bicknacre

The application is for an Outline planning application for the provision of up to 250 dwellings (including affordable housing and self-build plots), including vehicular and pedestrian access from Thrift Wood, public open space, landscaping, surface water attenuation and associated infrastructure. All matters reserved except access.

The Essex Historic Environment Record (EHER) shows that the proposed development is located in an area with the potential for significant archaeological remains to survive.

Some 420m to the north-east of the proposals is the Scheduled Monument of Bicknacre Priory, a twelfth-century Priory site founded by Augustinian Canons (EHER 5545). The proposed development lies within the agricultural land surrounding the priory, raising the potential for medieval extramural remains, including evidence of subsistence activity and land management, to survive on the site.

Additionally, the line of a potential Roman road between Woodham Mortimer and Stock lies some 400m to the west of the proposed development site (EHER 80647). Roman extramural remains may therefore also survive on the site and be negatively impacted by the groundworks associated with the proposals.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by mitigation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024), and the Chelmsford Local Plan Policy DM15. A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the site needs to be further understood by a programme of trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation/mitigation; this could be outlined in further

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detail by a brief from this office to inform a Written Scheme of Investigation.

In view of the above, I recommend that the following conditions are placed on any permission:

RECOMMENDATION: Phased programme of archaeological investigation

(1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.

(2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.

(3) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/ preservation strategy for approval by the Local Planning Authority.

(4) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.

(5) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

02.02.2026 - I have reviewed the additional documents submitted and have found no reason to change the recommendations made in my previous correspondence.

ECC Infrastructure Delivery Team

Comments

15.05.2026 - Thank you for providing details of the above Outline planning application proposing 250 residential dwellings. As the unit size and mix has not been advised, I have assumed they will all be houses of 2 or more bedrooms.

When estimating the number of children that a new housing development will generate, and that will require a school place (yield), ECC takes account of the number of houses and flats that are suitable to accommodate children. One-bedroom units and some

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dwellings, such as student and elderly accommodation, are excluded from the education calculation.

With reference to the details above, a development of this size can be expected to generate the need for up to 30 Early Years and Childcare (EY&C) places; 75 Primary School places, and 50 Secondary School places.

Please note that any developer contribution figures referred to in this letter are calculations only, and that final payments will be based on the actual dwelling unit mix and the inclusion of indexation.

Early Years and Childcare

Essex County Council has a statutory duty under the Childcare Act 2006 to ensure that there is sufficient and accessible high-quality early years and childcare provision to meet local demand and parental choice. This includes provision of childcare places for children aged between 0-5 years as well as wrap-around provision for school aged children (5-11 or up to 19 with additional needs).

The proposed development is located within the Bicknacre and East and West Hanningfield ward and will create the need for an additional 30 places.

According to Essex County Council's latest childcare sufficiency data, there are 7 providers of early years and childcare in the area. Overall, a total of 53 unfilled places were recorded. However, since this data was collected, one nursery has closed, which will place increased demand on the remaining providers. The further expansion of early years funding from September 2025, which will see eligible working families being able to access 30 hours of funding from the term after their child turns 9 months, will also have an impact on existing availability.

Although there is some EY&C capacity in the area, the data shows that it is likely that there will be insufficient provision to meet the additional demand created by this development. It is therefore proposed that a contribution towards the creation of 30 new

places is requested.

The demand generated by this development would require a contribution towards the creation of additional places. A developer contribution of £732,480 index linked to Q1-2025, is sought to mitigate its impact on local Early Years & Childcare provision. This equates to £24,416 per place.

Education Land for EY&C Facility

ECC have been informed that at this stage no decision has been made as to who will build the facility, however, it will be necessary to secure the land required for a 30-place EY&C facility (0.11ha). To be noted that should the EY&C facility be brought forward by the developer this will need to be in line with the requirements and specifications as set out in the latest ECC Developer's Guide (revised February 2026).

If the facility is delivered by the developer, then there will be no requirement for an EY&C financial contribution, however, should ECC deliver the facility, then the financial contribution will be required.

Primary Education

The closest primary school to the development would be Priory Primary, which has a 'Net Capacity' of 200 places. As at the last school census in May there were 148 pupils on roll. This means there were 52 spaces unfilled, which equates to the number that 173 houses can be expected to fill. Since schools must operate with manageable class sizes finding a sustainable solution would be challenging, and dependent on the precise unit mix of the development and other housing proposals in the area.

The demand generated by this development would require a contribution towards the creation of additional primary school places.

Therefore, a developer contribution of £695,300 index linked to Q1- 2025, is sought to mitigate its impact on local Primary School provision. This equates to £20,450 per place and reflects the contribution required for 34 places.

Secondary Education

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There are no secondary schools within statutory walking distance of this development. Long term a new school, serving the area, may be established on the Garden Community development proposed at Hammonds Farm. The application site could make a positive contribution towards this.

The demand generated by this development would require a contribution towards the creation of additional secondary school places. A developer contribution of £1,406,350 index linked to Q1-2025, is sought to mitigate its impact on local Secondary School provision. This equates to £28,127 per place.

Post 16 Education

A contribution toward Post16 education is not required at this time. However, in accordance with the Essex County Council Developers' Guide to Infrastructure Contributions (Revised 2024), an Employment and Skills Plan (ESP) should be prepared to set out how the developer will engage with and maximise local labour and skills opportunities.

Primary School Transport

Having reviewed the proximity of the site to the nearest Primary school, Essex County Council will not be seeking a School Transport contribution at this time. However, the developer should ensure that safe direct walking and cycling routes to local Primary and Secondary Schools are available. Where appropriate, engagement with Essex Highways is advised to ensure this is achieved. All sites will be suitably assessed in accordance with the current climate and national and local drive to provide more sustainable modes of travel and to meet the initiative towards active travel provision.

Secondary School Transport

The closest secondary school to this development is Sandon School. As this school is over 3 miles away from the development, they would be entitled to transport under the Education Transport policy, so there would be a requirement for a school transport contribution to this establishment.

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The cost of providing this is £297,350 Index Linked to 2Q 2023, applying a cost per pupil of £6.26. Consideration should be given to the provision of more sustainable modes of travel, and engagement with Essex Highways is encouraged to deliver these initiatives.

Waste Management

Essex County Council (ECC) is the Waste Disposal Authority (WDA) for the development area, and has a statutory obligation to:

- o arrange the disposal of Local Authority Collected Waste (LACW) collected by the waste collection authorities (WCA)
- o provide places where residents may deposit their household waste and to arrange for the disposal of this waste.

These obligations are met through the provision of a range of waste infrastructure including Recycling Centres for Household Waste (RCHW) and Waste Transfer Stations (WTS). The proposed development is located within the catchment area of a number of RCHW and WTS and will generate additional household waste into these facilities.

A recent assessment of the Chelmsford Recycling Centre indicates it is already operating at or above capacity during peak periods. Projected population growth in the catchment area to 2034 means expected usage will be at or above optimum operating capacity during the week and exceeds maximum operating capacity at the weekends. There is seasonal variation to site usage with lower usage during winter months but overall, the centre is expected to experience consistently high usage at or above optimum operating capacity.

ECC will seek contributions towards improvements at this RCHW facility and/or alternative provision to deliver increased capacity, enhanced access or other identified improvements required to support increased use resulting from the proposed development.

Additional waste generated by households will increase the throughput of waste at Waste Transfer Stations. Waste generated within this locality would be bulked at the Chelmsford

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Waste Transfer Station prior to disposal. The Chelmsford Waste Transfer Station experiences vehicle and tonnage capacity issues impacting its ability to accept the waste generated from within its catchment area.

ECC will seek contributions towards improving the operational capacity of the Chelmsford Waste Transfer Station.

A Recycling Centre for Household Waste Contribution of £37,647.50 is sought to mitigate its impact on waste infrastructure provision serving the development this equates to £150.59 per dwelling.

A Waste Transfer Station Contribution of £ 13,747.50 is sought to mitigate its impact on waste infrastructure provision serving the development this equates to £54.99 per dwelling.

Both contributions will be subject to indexation BCIS All-in Tender Price Index Q1 2025.

Libraries

ECC may seek contributions to support the expansion of the Library Service to meet customer needs generated by residential developments of 10+ homes.

The provision of a Library Service is a statutory duty under the 1964 Public Libraries and Museums Act, and it's increasingly become a shared gateway for other services such as for accessing digital information and communications.

The suggested population increase brought about by the proposed development is expected to create additional usage of Danbury library. A developer contribution of £27,572.50 is therefore considered necessary to improve, enhance and extend the facilities and services provided and to expand the reach of the mobile library and outreach services.

This equates to £110.29 per dwelling, index linked to November 2025 based on the BCIS All-in Tender Price Index.

Monitoring Fees

In order to secure the delivery of the various infrastructure improvements and to meet the

needs arising from development growth, ECC needs to monitor Section 106 planning obligations to ensure they are fully complied with on all matters. ECC has a resultant obligation to ensure the money is received and spent on those projects addressing the needs for which it was sought and secured. To carry out this work, ECC employs a staff resource and charges an administration/monitoring fee towards funding this requirement. The Monitoring Fee will be charged at a rate of £750 per obligation (financial and otherwise). On large developments the Monitoring Fee will be calculated using a bespoke approach.

Employment and Skills

Both Central and Local Government have a crucial role to play in identifying opportunities to maximise employment, apprenticeships, and to invest in skills to realise personal and economic aspirations.

ECC has a role to play in supporting Local Planning Authorities and helping to ensure that the development industry has the necessary skills to build the homes and communities the county needs. ECC supports Chelmsford City Council in securing obligations which will deliver against this crucial role in supporting employment and skills in the district.

In the current economic climate and national skills shortage, ECC supports Chelmsford City Council in requiring developers to prepare an 'Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers. These plans will help to address negative perceptions of the sector and develop a strong future pipeline. This is referred to as the 'development phase'. ECC also supports Chelmsford City Council in requiring landowners to produce an ESP for commercial developments, to enable wider employment opportunities for those requiring additional support to enter the job market. This is referred to as the 'end-use phase'.

Additionally, ECC encourages Chelmsford City Council to consider the inclusion of other requirements, including financial contributions, to support appropriate employment and skills outcomes as a result of this development.

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In view of the above, I request on behalf of Essex County Council that if planning permission for this development is granted it should be subject to a section 106 agreement to mitigate its impact on EY&C, Primary and Secondary Education, Secondary School Transport, Waste and Libraries.

The contributions requested have been considered in connection with the CIL Regulations 2010 (as Amended) and are CIL compliant. Our standard formula s106 agreement clauses that ensure the contribution would be necessary and fairly and reasonably related in scale and kind to the development are available from Essex Legal Services.

If your council were minded to refuse the application, ECC request that we are automatically consulted on any appeal or further application relating to the site.

Thank you for consulting this authority in respect of this application.

Public Health & Protection Services

Comments

05.09.2025 - Please put on an ENV07 condition, due to the potential for contamination from previous agricultural uses.

This residential development should provide EV charging point infrastructure to encourage the use of ultra-low emission vehicles at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).

22.01.2026 - No further PH&PS comments with regard to this application.

Woodham Ferrers & Bicknacre Parish Council

Comments

16.02.2026 - Application 25/01158/OUT. Amended Application

Woodham Ferrers and Bicknacre Parish Council has considered the amended application for land west of Barbrook Way Bicknacre and continues to object to this application for the following reasons:

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1. The amended application does not address the Parish Council's grounds of opposition to the original application which are repeated for this amended application.
- 2.1. The amended application includes additional land being the strip of land between the original application site and Barbrook Way. The only reference to this alteration is in the applicant's covering letter. None of the additional documents submitted with the application make reference to this significant alteration.
- 2.2. The amended application does not include an amended application form. The applicant does not indicate whether it is the owner of this additional land nor does it state whether or not the identity of the owner has been served with notice of the inclusion of this land in an application for planning consent.
- 2.3. The assumption is that the applicant has not yet identified ownership of this additional land. In the original application the applicant states that ownership is unknown and its attempts to discover ownership have been unsuccessful. This calls into question what efforts have been made. For example in the original application the applicant stated it had placed an advertisement in the Braintree and Witham Times which it said was a local newspaper circulating in Bicknacre. This paper is not a local paper to Bicknacre and therefore would unlikely to have been seen by a local landowner
- 2.4. Title to the additional land is not registered at the Land Registry. When the estate of which Barbrook Way forms part, was developed in 1971, title to that estate and the various houses, was unregistered. The additional land was never sold by the original developer, which the Parish Council has identified as SBI Property Company Limited. This company is no longer registered at Companies House. It is very probable that SBI is still the owner and its former directors can apply for its reinstatement as a live company. As an alternative the land can be declared as Bona Vacantia when ownership passes to the Crown.
- 2.5. The applicant has not stated what steps it has taken to identify the owner apart from advertising in a newspaper not circulating in the area. This land controls access to the application site and is very valuable either to the owner or the Crown.
- 2.6. To access the site the applicant has stated that it can also use an existing field track but this is only for the purposes of construction and not for use once the site has been developed. To cross the additional land the applicant will commit trespass. This field track has a weight limit of 11.5 tons which will limit the size of construction vehicles.
- 2.7. There is no existing access from Barbrook Way to the application site. To force an access the applicant will commit trespass
- 2.8. The application is contrary to the National Planning Policy Framework paragraph 72 a) in that the site is not deliverable.
3. The application site is outside the defined settlement and policy DM 8 applies. This site does not comply with this policy. The applicant refers to the recently published regulation 19 document which identifies the application site as a potential site for about 250 homes. This has not yet been considered by an Inspector. The Parish Council and others have raised strong objections to the inclusion of the application site. The inclusion of this site carries no more than limited weight

4. In all the circumstances the Parish Council request that this application be refused.

09.10.2025 - Second Submission Land West of Barbrook Way, Bicknacre. 25/01158/OUT

Woodham Ferrers and Bicknacre Parish Council wish to make further objections on highway matters as follows:

1. The applicant in Paragraph 4.3.4 acknowledges that there is a small strip of land between the highway boundary and the site boundary which is not under its control. They say that it is anticipated that ECC will adopt this land 'provided the works meet adoptable standards and no objections are made following public notice'. This anticipation is not backed by any evidence and is a very big assumption. It is also highly unlikely that no objections will be made. Unless and until this strip is adopted as a highway or the applicant secures a legal right of way it has no means of entering the site.

1.1. The applicant also refers to section 228 of the highways act 1980. It is the understanding of the parish council that section 228 relates to works to a private street. As the applicant does not control this piece of land it is in no position to carry out any work on it and therefore cannot make it up to adoption standards. It remains a strip of land beyond the applicant's control and over which it has no right of way. He cannot access his site from Barbrook Way.

1.2. The applicant also refers to land not being registered at the Land Registry. This does not mean the owner is unknown, merely that there has been no recent dealing with the land requiring registration.

2. The applicant refers to the Essex Design Guide Street Type Table. This table at para 6.1 sets out the various street types and the applicant asserts that Barbrook Way is a Type D Feeder Road. The Parish Council disagrees and asserts that it is a Type E Access Road because:

2.1. Barbrook Way where it is proposed to join the site access is only 5.5m in width and not 6m as is required for a type D street.

2.2. Footways are less than 2m in width as required for a Type D street.

The significance relates to the number of dwellings served. Barbrook Way is a cul de sac currently serving about 150 units. The guide for a Type E street is for 200 units. A proposal for an additional 250 units would double the guidance for a cul de sac and is therefore unacceptable in highway terms.

15.09.2025 - Land West of Barbrook Way, Bicknacre. 25/01158/OUT

Woodham Ferrers and Bicknacre Parish Council object to this application for the following reasons.

1. The proposed development is beyond the defined settlement boundary of Bicknacre and fails to meet any of the requirements of policy DM8 of the Adopted Local Plan.

2. The Chelmsford Local Plan Review lists land west of Barbrook Way, Bicknacre as Growth Site 11c which forms part of the application site. This Review is for up to 1 hectare of land to accommodate around 20 new homes. This proposal has yet to be tested at a public enquiry. The Parish Council has formally objected to the inclusion of this site in the Review on the basis that it had already exceeded its proposed housing allocation in the Preferred Options consultation. The Parish Council supported other proposed developments within the parish.

The proposed development is more than ten times the suggested number of homes in the Review.

3. The Parish Council is not competent to comment on issues pertaining to Chelmsford City Council's five year land supply for delivering homes but relies on the city council to have made appropriate provision. If, which is denied, there is a shortfall then the application site is not suitable for the proposed development for the following reasons:

3.1. The Proposal is contrary to Strategic Policy S4 which states the Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1,2 and 3a) to major new development. This land is grade 1,2 and 3.

3.2. The local GP surgery (Wyncroft) is situated in Priory Road some 600 metres from the application site. Parking is very limited and 600 metres is a long way for a sick person to walk. There is no public transport. Wyncroft surgery serves patients predominantly but not exclusively from Bicknacre, East Hanningfield and Danbury. It is currently over capacity (Infrastructure Delivery Plan 2024). It is unreasonable to believe that this surgery could accommodate patients from a further 250 new homes.

3.3. The applicant's draft plan shows a proposal for an attenuation pond. This is presumably to retain water to reduce the flood impact downstream in the vicinity of Blenheim Close and Peartree Lane. The corollary is that flood water will be retained on site until released from the attenuation pond. Further no reference is made to the Essex County Council Flood Investigation for Bicknacre dated July 2013 one of whose recommendations is that 'Chelmsford City Council to ensure that future planning applications in Bicknacre consider the findings of this report and the findings of hydraulic modelling'. The watercourses crossing the site have flooded in the past causing water entry and flooding in Priory Road e.g on 23rd June 2016. No mitigation is proposed to reduce flooding on the application site or in Priory Road.

3.4. Paragraph 7 of the applicant's planning statement refers to 'Key Planning Considerations'. Paragraph 7.11.2 refers to bus stops in Priory Road. There is no public bus service in Priory Road nor any bus stops. This key planning consideration is misconceived.

3.5. The proposal is to construct up to 250 new homes off Barbrook Way which is a narrow estate road with many parked resident vehicles. It may well be that it is physically capable of accommodating the traffic anticipated but no consideration has been given to the extra nuisance that will be caused to existing residents of Barbrook Way by way of noise, exhaust fumes and extra traffic, contrary to policy DM29.

3.6. The proposal is contrary to paragraph of 187(b) of the NPPF in that it fails to recognise the intrinsic character and beauty of the countryside.

3.7. The proposal is contrary to paragraph 82 of the NPPF in that it fails to be responsive to local circumstances and does not support local needs. The proposed development will increase demand on the

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local GP surgery and is not responsive to public need. It is on the western edge of the village and furthest away from local services. No regard has been made for increased provision for pre-school children. Bicknacre is a small village with a population of about 2900 residents and 1200 homes. This will increase the population of Bicknacre by about 640. This proposal does not show how the increased number of residents and homes can be integrated into the village except to make provision for a community building on site which may or may not be built.

3.8. The proposal will impact on local views from public rights of Way and in particular the long distance footpath, St Peter's Way. This is contrary to policy DM8 and para 187(b) of the NPPF.

4. In all the circumstances the application should be refused.

Recycling & Waste Collection Services

Comments
No response received

Anglian Water Services Ltd

Comments
19.02.2026 - AW Site Reference: 228472/1/0238095
Section 1 - Assets Affected
There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.
Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
WASTEWATER SERVICES
Section 2 - Wastewater Treatment
When assessing the receiving Water Recycling Centre's (WRC) dry weather flow (DWF) headroom, we use the latest Q90 DWF figures, as verified by the Environment Agency. We then add to this the flows from sites with existing planning consent. Our DWF data is reviewed and updated annually in consultation with the

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Environment Agency. This data is used to determine whether the WRC continues to comply with its environmental permit and whether it has sufficient capacity to accommodate flows from the new development without causing an unacceptable risk of breaching environmental legislation. It is also used to ensure there is no pollution or deterioration in the receiving watercourse.

Based on the above assessment, Chelmsford WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network

This response has been based on the following submitted documents:

Drainage Strategy Document 109431-PEF-ZZ-XX-RP-CD-000001 Rev P05 19/12/25.

Anglian Water has worked with the applicant to establish a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point is manhole 5201 located in Bicknacre Road at National Grid Reference TL 78518 03215. This will avoid the constrained network which could cause pollution and flood risk downstream.

We therefore request the following foul drainage condition is applied if permission is granted:

Condition: No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the connection point to manhole 5201 located in Bicknacre Road at National Grid Reference TL 78518 03215. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application (Drainage Strategy Document 109431-PEF-ZZ-XX-RP-CD-000001 Rev P05 19/12/25) the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

If planning permission is granted, the strategy should be listed within the decision notice with any approved plans.

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Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

29.09.2025 - Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency, and add to this sites with planning consent.

Based on the above assessment, Chelmsford WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Sustainable Drainage Report 109431-PEF- ZZ-XX-RP-CD-000001 and Flood Risk Assessment 109431-PEF-ZZ-XX-RP-YE-00010.

Anglian Water has worked with the applicant to establish a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point is to the 225mm sewer in Bicknacre Road, at any point downstream of manhole MH5201 at National Grid reference (NGR) TL 78522 03214. This will avoid the constrained network which could cause pollution and flood risk downstream. We therefore request the following foul drainage condition is applied if permission is granted:

Condition: No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the connection point to the to the 225mm sewer in Bicknacre Road, at any point downstream of manhole MH5201 at National Grid reference (NGR) TL 78522 03214. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk

Section 4 - Surface Water Disposal

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From the Sustainable Drainage Report 109431-PEF-ZZ-XX-RP-CD-000001 and Flood Risk Assessment 109431- PEF-ZZ-XX-RP-YE-00010 submitted to support the planning application the proposed method of surface water management is via watercourses flowing through the site and does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

If planning permission is granted, the strategy should be listed within the decision notice with any approved plans.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Mid And South Essex Integrated Care Board

Comments

27.01.2026 - We have considered the relevant documents. I am writing to advise that the ICB does not wish to submit any further comments in relation to the proposals that are outlined in this application.

The content of the ICB's original response letter to this planning application dated 13 November 2025 remains relevant.

14.11.2025 – 1.0 Further to a review of the application details the following comments are made in regard to the primary healthcare provision on behalf of the health partners of the Mid and South Essex Integrated Care System (the ICS).

2.0 Existing healthcare position proximate to the planning application site

2.1 The proposed development is likely to have an impact on the services of the Surgery which operates within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development and cumulative development in the area.

2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The ICS would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of planning application

3.1 The health impact assessment (HIA) prepared in support of the planning application considers impact on a range of factors, including access to healthcare infrastructure. It states that the NHS will be consulted as part of the planning application process to identify appropriate mitigation and contributions where necessary.

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4.0 Assessment of development impact on existing healthcare provision

4.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 600 new residents and subsequently increase demand upon existing constrained services.

4.2 The primary healthcare services directly impacted by the proposed development and the current capacity position are shown in Table 1.

Table 1: Summary of position for healthcare services within a 2km radius of (or closest to) the proposed development

4.3 Table 1 shows that the capacity of primary healthcare facilities in the area of the proposed development is already below the recognised standards of provision for the existing population. Additional population growth in the area resulting from new development would add to the deficit and so would be unsustainable if unmitigated.

5.0 Healthcare needs arising from the proposed development

5.1 Table 2 shows the population likely to be generated from the proposed development, the primary care floorspace needed to support this additional population and the costs of doing so. Using the accepted standards set out below the table, the capital required to create additional floorspace for support the population arising from the proposed development is calculated to be £188,000.

Table 2: Capital Cost calculation of additional health services arising from the development proposal

5.2 The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. Planning obligations could be used to secure contributions to mitigate these impacts and make an otherwise unacceptable development acceptable in relation to healthcare provision.

5.3 The ICS therefore requests that the sum of £188,000 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity for the benefit of patients of the Primary Care Network operating in the area. This may be achieved through any combination of extension, reconfiguration or relocation of premises.

6.0 Conclusions

6.1 The ICS has identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from the development and requests that these are secured through a S106 legal agreement attached to any grant of planning permission. In the absence of such mitigation the development would impose an unsustainable burden on local healthcare services.

6.2 The terms set out above are considered appropriate having regard to the formulated needs arising from the development and the ICS is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

6.3 The health partners of the ICS look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Essex County Fire & Rescue Service

Comments
10.02.2026 - Access The plans supplied provide insufficient detail to comment on access for Fire Service Appliances. It is therefore not possible to fully confirm compliance at this time. However, more detailed observations on access and facilities for the Fire Service will be considered on submission of suitable plans. This will require that access is in accordance with Approved Document B. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage (if applicable). Building Regulations It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint a Registered Building Control Approver. Local Authority Building Control will consult with the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") in accordance with "Building Regulations and Fire Safety - Procedural Guidance". Registered Building Control Approvers will consult with the Authority in accordance with The Building (Registered Building Control Approvers etc.) (England) Regs 2024. Water Supplies The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. The architect or applicant is urged to contact Water Section at Service Headquarters, 01376 576000. Sprinkler Systems There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

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Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.

09.02.2026 - Essex County Fire and Rescue Service

Essex County Fire and Rescue Service has a statutory duty to provide Response, Prevention and Protection functions within the community. Therefore, we would welcome any opportunities to enable further development and enhancement of these provisions.

If further information or clarification on any of the points presented is required to support the developers, please contact the Service via future.infrastructure.risk@essex-fire.gov.uk.

National Fire and Rescue Priorities - Home Office

The priorities for fire and rescue authorities set out in the National Fire and Rescue Framework for England July 2018 are to:

Make appropriate provision for fire prevention and protection activities and response to fire and rescue related incidents

Identify and assess the full range of foreseeable fire and rescue related risks their areas face

Collaborate with emergency services and other local and national partners to increase the efficiency and effectiveness of the service they provide

Be accountable to communities for the service they provide

Develop and maintain a workforce that is professional, resilient, skilled, flexible and diverse

The Fire and Rescue Plan - Essex County Fire and Rescue Service

The Fire and Rescue Plan sets out the priorities for fire and rescue services in Essex and a series of strong, tangible commitments to how we will help keep our communities safe.

The plan brings together the Service, partners and the public to build safe and secure communities and other efficient and effective prevention, protection and response activity.

The activities in this plan set out a clear direction for development of the Service and how, by working closer together with other emergency services and wider partners, we can deliver a better service while

being closer to the communities we serve.

Our priorities are:

Prevention, protection and response

Improve safety on our roads

Help the vulnerable to stay safe

Promote a positive culture in the workplace

Develop and broaden the roles and range of activities undertaken by the Service

Be transparent, open and accessible

Collaborate with our partners

Make best use of our resources

Essex Design Guide

The Essex Design Guide provides high level direction for new developments which we would like to draw your attention to:

Continuation of road design to ensure safe and timely access and egress to and from new developments.

Continuation of road design to include turning circle provision plus future consideration to appliance sizes to ensure adequate space to manoeuvre on a development.

Consideration for installation of an approved suppression system with better safety and more design freedom. Sprinkler considerations would help to isolate fire to the source and to ensure better safety for occupants / emergency services / reduce insurance costs. This may also afford developers more design freedom and scope for capacity in respect of distance from buildings to fire appliance access points.

Continued consultation with Water Authorities for fire hydrant / water main provisions and consideration to ensure sufficient strategically placed resources are made available for operational firefighting and with appropriate water pressure considerations.

Ensure new fire hydrant installations are fully operational before permitting residents to occupy dwellings.

Ensuring new fire hydrants are not installed within private driveways / gardens.

Continuation of at least 3 forms of fire hydrant asset indication. Hydrant indicator plate / post, painted FH cover and painted adjacent kerb. In the absence of a kerb then a thermoplastic yellow road 'H' applied to the road surface.

Section 106 agreement at planning application stage to ensure that the developer will bear the costs for any new fire hydrant installations deemed necessary by the Fire Authority where the new development exceeds 10 dwellings.

Where applicable door sets to carry dual certification ensuring compliance with fire and security regulations. Such recommendations align with both the Independent Review of Building Regulations and Fire Safety in the wake of and the review and recommendations resulting from the Grenfell Fire tragedy of 2017.

Fire resistant cladding considerations that may fall outside of Building Control matters.

Having reviewed the consultation document, at this time Essex County Fire and Rescue Service would ask that the following are considered during the continued development of Land West Of Barbrook Way, Priory Road, Bicknacre, Chelmsford, Essex.

Use of community spaces as a hub for our Prevention teams to deliver Fire Safety and Education visits, with the shared use of an electric charging point.

Adherence to the requirements of the Fire Safety Order (where applicable) and relevant building regulations

Installation of smoke alarms and/or sprinkler systems

Implementation of vision zero principles where there are introductions of or changes to the road network.

Appropriate planning and mitigations to reduce risks around outdoor water sources.

Suitable principles in design to avoid deliberate fire setting.

Consideration for road widths to be accessible whilst not impeding emergency service vehicle response through safe access routes for fire appliances including room to manoeuvre (such as turning circles).

Access for Fire Service purposes must be considered in accordance with the Essex Act 1987 - Section 13, with new roads or surfaces compliant with the table below to withstand the standard 18 tonne fire appliances used by Essex County Fire and Rescue Service.

Implementation of a transport strategy to minimise the impact of construction and prevent an increase in the number of road traffic collisions. Any development should not negatively impact on the Service's ability to respond to an incident in the local area.

A risk reduction strategy to cover the demolition, construction and completion phases of the project.

Implementation of a land management strategy to minimise the potential spread of fire either from or towards the development site.

Essex County Fire and Rescue Service welcomes the opportunity to continue these conversations as the development progresses to ensure opportunities to reduce risk and improve the emergency service provision are realised.

04.09.2025 -

Access

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13.

Access for Fire Service purposes is considered satisfactory.

More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.

Building Regulations

It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector.

Local Authority Building Control will consult with the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") in accordance with "Building Regulations and Fire Safety - Procedural Guidance".

Approved Inspectors will consult with the Authority in accordance with The Building (Registered Building Control Approvers etc.) (England) Regs 2024.

Water Supplies

The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. The architect or applicant is urged to contact Water Section at Service Headquarters, 01376 576000.

Sprinkler Systems

There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.

Parks & Open Spaces

Comments

28.01.2026 -

The minimum requirements at this stage appear to have been met for allocated spaces and provisions.

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However, it should be noted there is an expectation by Chelmsford City Council for 3 new trees to be planted per new household which did not appear to be accounted for.

Play and recreation

The Council's position on play and recreation cannot be determined at this Outline stage, further details would be required at later planning stages e.g. for sufficient safe space for play. Play near roads/ water should be fenced, enclosed play areas also prevent dogs entering this space. Details of accessible inclusive play would be beneficial.

Further details on recreation; leisure and play would be needed to determine if the Council should pursue a contribution to support local formal leisure recreation and play infrastructure in the area, if appropriate this could potentially be transmuted to Parish Council

Allotment / community area

The allotment / community garden areas is welcomed, but should be accompanied by a management plan incorporating future management consideration. It is not clear if water will be accessible in this area, which would be beneficial to allotments / community gardens or how communal green waste would be managed.

Open space and habitats

The retention and addition of hedges, orchard, community allotment/garden and other nature and natural features are again welcomed, and should have a forward-looking management plan.

With 250 dwellings (estimated 2.4 residents per dwelling), the application notes an increase in hedgerows and Biodiversity Net Gain. However, this does not appear to meet the council's minimum requirement of 3 trees to be planted per new household.

Consideration of tree legacy should be made for Trees deemed poor condition / vulnerable, including any deadwood habitats.

Lighting around any landscape buffers, multifunctional spaces supporting wildlife will need consideration to balance personal safety and the needs of local wildlife particularly nocturnal wildlife.

Future application/ application stages would have to include sufficient and suitable details on maintenance plans including but not limited to the proposed habitat management and maintenance plan, which could cover or have standalone woodland management plan, hedge/grassland management plan and ecology plan, and SuDs plan.

Essex County Council (SUDS)

Comments

17.11.2025 –

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

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In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 1:1 Greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 45% allowance for climate change.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 45% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall

events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

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We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below.
<https://www.essex.gov.uk/protecting-environment>
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures
Flood risk assessments: climate change allowances - GOV.UK (www.gov.uk)

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Essex and Suffolk Water

Comments

26.01.2026 - Thank you for reconsulting Essex & Suffolk Water on this application, I can confirm that our original comments from 8th September 2025 still stand and we welcome direct communication from the developer in relation to the build dates and proposed phasing.

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09.09.2025 - In responding to planning applications, Essex & Suffolk Water assesses both the potential impact of the proposed development on our existing assets and the capacity within our network to accommodate the additional demand. Please note that we do not comment on aspects of planning applications that fall outside our operational remit.

Essex and Suffolk Water has planned infrastructure upgrades in Chelmsford to ensure our network can accommodate future developments. We are already working towards these upgrades, however our plans may be affected by uncertain increases in local demand, so it is not possible to provide timeframes.

In accordance with our legal obligations, we will provide you with a connection to our network. However we have provided the above information to make clear the complexities of reinforcing the network in this area, and would welcome further discussion with you regarding build profiles and timings so that we can plan this work as efficiently as possible. Please understand that there may be other connection queries which could impact on the timing of our assessment.

As Chelmsford sits in a water stressed area, we would recommend that all new development is designed to the highest water efficiency standards, preferably BREAM Very Good or Excellent. As part of our commitment to supporting sustainable growth across the region, we actively encourage developers to exceed the minimum water efficiency standards set out in Building Regulations, which currently specify a target of 110 litres per person per day.

While we acknowledge that your emerging Local Plan includes a proposed 90 per capita consumption (PCC) target, we wish to formally draw your attention to the recently established regional shared standards. These standards advocate for a more ambitious target of 85 litres per person per day, aimed at driving meaningful progress in water efficiency. Achieving this enhanced level of performance not only contributes to environmental sustainability but also strengthens the resilience of future developments in the face of growing pressures on water resources, driven by climate change and population growth.

We trust this information is helpful. Should you require any further details or wish to discuss water infrastructure or efficiency measures in more depth, please do not hesitate to contact us.

Natural England

Comments

27.01.2026 - Thank you for your re-consultation which was received by Natural England 21 January 2026.

Natural England can confirm that our objection for lack of information can be removed. We acknowledge receipt of the revised Ecological Impact Assessment, which as requested in our previous response (our ref 524945) - now considers recreational impacts on Danbury Common SSSI, and includes confirmation that the applicant will pay the per dwelling tariff required by the LPA for site allocation 11c, to reflect the uplift in management and monitoring required to address recreational pressure issues on Thrift Wood SSSI, as

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referenced in the most recent published version of the Chelmsford Local Plan Infrastructure Delivery Plan (November 2024) (Section 7.2) - this mitigation should be secured by a suitably worded planning condition.

Our comments regarding the Essex Coast RAMS remain unchanged (response 524945).

Police - Designing Out Crime

Comments

No response received

Essex Wildlife Trust Ltd

Comments

6.07.2026 –

Please treat this as our updated consultation response, superseding our holding objection of 3 December 2025.

As you know, this has followed on from our holding objection (3 December 2025), the applicant's ecologist's Technical Note in response (19 December 2025), our detailed reply of 23 January 2026, and the subsequent discussions between ourselves, the Council, Natural England and the applicant regarding the Thrift Wood SSSI mitigation package.

We are now satisfied that a sufficiently robust package of mitigation is in place, and confirm that Essex Wildlife Trust withdraws its objection to this application, on the basis of the following, to be secured through Section 106 agreement and/or planning condition:

- A financial contribution of £180,161.46 towards the long-term (30-year) management, monitoring, and infrastructure maintenance of Thrift Wood SSSI, as set out in Appendix 2 of our Mitigation Proposal (March 2026);
- A 1-year Essex Wildlife Trust membership for each of the 250 proposed dwellings (£15,000), as agreed with Natural England and the applicant in place of the 5-year membership we had originally proposed;
- A householder information leaflet, to be prepared collaboratively with EWT, setting out alternative circular walking routes and encouraging responsible use of nearby nature reserves;
- The on-site open space and country park provision (5.54ha amenity green space and 3.57ha community park), secured through a Habitat Management and Monitoring Plan (or equivalent) for a minimum of 30 years;
- The required Essex Coast RAMS contribution;
- Delivery of the statutory 10% Biodiversity Net Gain, secured through appropriate legal mechanisms with

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long-term management and monitoring.

We would also ask that the following are secured by planning condition, to ensure the application remains consistent with the precautionary principle in respect of protected species, notwithstanding the withdrawal of our objection:

- A pre-commencement Hazel Dormouse method statement/precautionary working method, given confirmed dormouse presence in the immediate vicinity and the site's habitat connectivity;
- A condition requiring a reptile habitat review should the current grazing management regime cease or change prior to development;
- Retention of the tree and hedgerow protection measures and dark corridors for bats as set out in the Interim Bat Activity Survey Report, with supervision of the felling of tree T27 as previously agreed.

We consider that, subject to the above being secured, our concerns regarding this application have been satisfactorily resolved.

As the owners and managers of Thrift Wood SSSI, we would welcome sight of the final Section 106 Heads of Terms before they are concluded, and remain happy to discuss any aspect of the above.

Please let me know if you need anything further from us to update the file.

04.02.2026 -

We have examined the detailed Technical Note provided by The Ecology Partnership (19 December 2025) responding to our objection of 3rd December 2025. We appreciate the comprehensive approach taken in addressing our concerns and the effort to provide additional context and justification for the ecological assessment approach.

We have carefully reviewed the response and provide the following analysis of whether our concerns have been adequately addressed:

1. Hazel Dormice

The Technical Note provides useful additional information about the fragmented landscape and absence of dormouse evidence in adjacent developments. However, we remain concerned that:

The decision to scope out surveys is based on habitat assessment and absence from adjacent sites rather than direct survey evidence from the application site itself

The site contains suitable habitat features (native hedgerows with woody species, tree lines providing connectivity) within the known range of Hazel Dormice

CIEEM Guidelines (Version 1.3, September 2024) and Natural England Standing Advice require proportionate survey effort based on likelihood of presence

The precautionary principle under NPPF paragraph 193a requires surveys where uncertainty exists about European Protected Species

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Whilst we acknowledge the context provided regarding habitat fragmentation and the lack of records from adjacent developments (20/01507/FUL and 25/0023/3/FUL), professional guidance typically requires presence/absence surveys where suitable habitat exists within known range, particularly for EPS where licensing implications exist.

PARTIALLY ADDRESSED - Additional justification provided but survey gap remains

2.Reptiles

The Technical Note provides further detail on grazing management and retention of key features. We note:

The additional context about grazing regimes helps explain habitat suitability

Four reptile species recorded within 2km, including slow-worm at 630m

Field margins and retained hedgerows could provide suitable habitat despite grazing

The commitment to retention and enhancement of linear features provides some reassurance

The additional information about site management is helpful, though the concern about premature scoping out based on grazing alone (without survey evidence) persists in principle.

PARTIALLY ADDRESSED - Additional context provided

Breeding birds

The Technical Note addresses this concern with additional detail about the four visits undertaken and methodology. We note that four visits approaches standard survey effort and the explanation of survey timing and coverage provides reassurance.

ADEQUATELY ADDRESSED

Bat roost surveys

We note the commitment that trees requiring felling will be reviewed as part of the CEMP, and that T27 (the only tree currently identified for felling) is classified as PRF-I where further surveys are not required. This provides adequate assurance that bat roost issues will be managed appropriately.

ADEQUATELY ADDRESSED

Thrift Wood SSSI impacts

The Technical Note provides substantial additional detail on:

The significant open space provision (5.54ha including country park)

Application of mitigation hierarchy (avoidance, minimisation)

Design integration of recreational space to "pull people into the site"

Commitment to long-term management (30 years) through HMMP

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On-site measures including dog waste bins, signage, footpaths, interpretation boards

Net gain in habitats providing compensation

This demonstrates a clear strategy for on-site provision of recreational space. However, our fundamental concern remains that:

No quantitative assessment of likely visitor increase to Thrift Wood SSSI has been provided

No baseline visitor data for Thrift Wood exists to enable impact prediction

The effectiveness of on-site provision in reducing SSSI visits remains unquantified

Cumulative impacts with other developments are not adequately assessed

NPPF paragraph 193b requires that benefits "clearly outweigh" SSSI impacts - this test requires quantitative evidence

The design approach is positive and the on-site provision appears substantial. However, the application still lacks the evidence base to demonstrate that impacts on Thrift Wood SSSI are acceptable or that NPPF paragraph 193b requirements are met.

PARTIALLY ADDRESSED - Good on-site provision described but impact quantification still lacking

Conclusion and next steps

We acknowledge the positive elements of the Technical Note, particularly:

The comprehensive open space and country park provision

Clear application of the mitigation hierarchy in design

Commitment to long-term management

The biodiversity net gain proposals

We recognise that the ecologist considers "the ecological work to date is robust and the completed assessments are sufficient to enable CCC to determine the planning application." However, our professional view is that the absence of quantitative SSSI impact assessment leaves the application unable to demonstrate compliance with NPPF paragraph 193b, which explicitly requires that benefits "clearly outweigh" impacts.

Recommendation

We recommend the following pathway forward:

a. SSSI MITIGATION DISCUSSIONS: We welcome continuing our constructive discussions regarding financial contributions for Thrift Wood management. These discussions are progressing well and we are committed to reaching consensus with the applicant, Natural England, and Chelmsford City Council on an appropriate

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and proportionate contribution.

b. SECURING MITIGATION: Any agreed financial contribution must be secured through Section 106 agreement or appropriate planning condition before determination. The contribution should work alongside the substantial on-site measures described.

c. DECISION PATHWAY: If Chelmsford City Council is minded to approve the application with:

The substantial on-site recreational provision and long-term management as described

A financial contribution for Thrift Wood SSSI secured through Section 106 agreement

RAMS contribution secured

BNG secured through appropriate mechanisms

d. Then we would be prepared to WITHDRAW our objection and focus our efforts on:

Finalising the SSSI mitigation package details

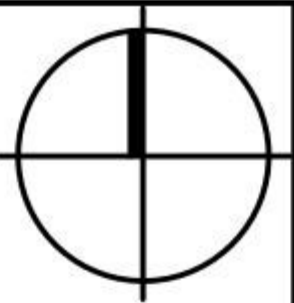
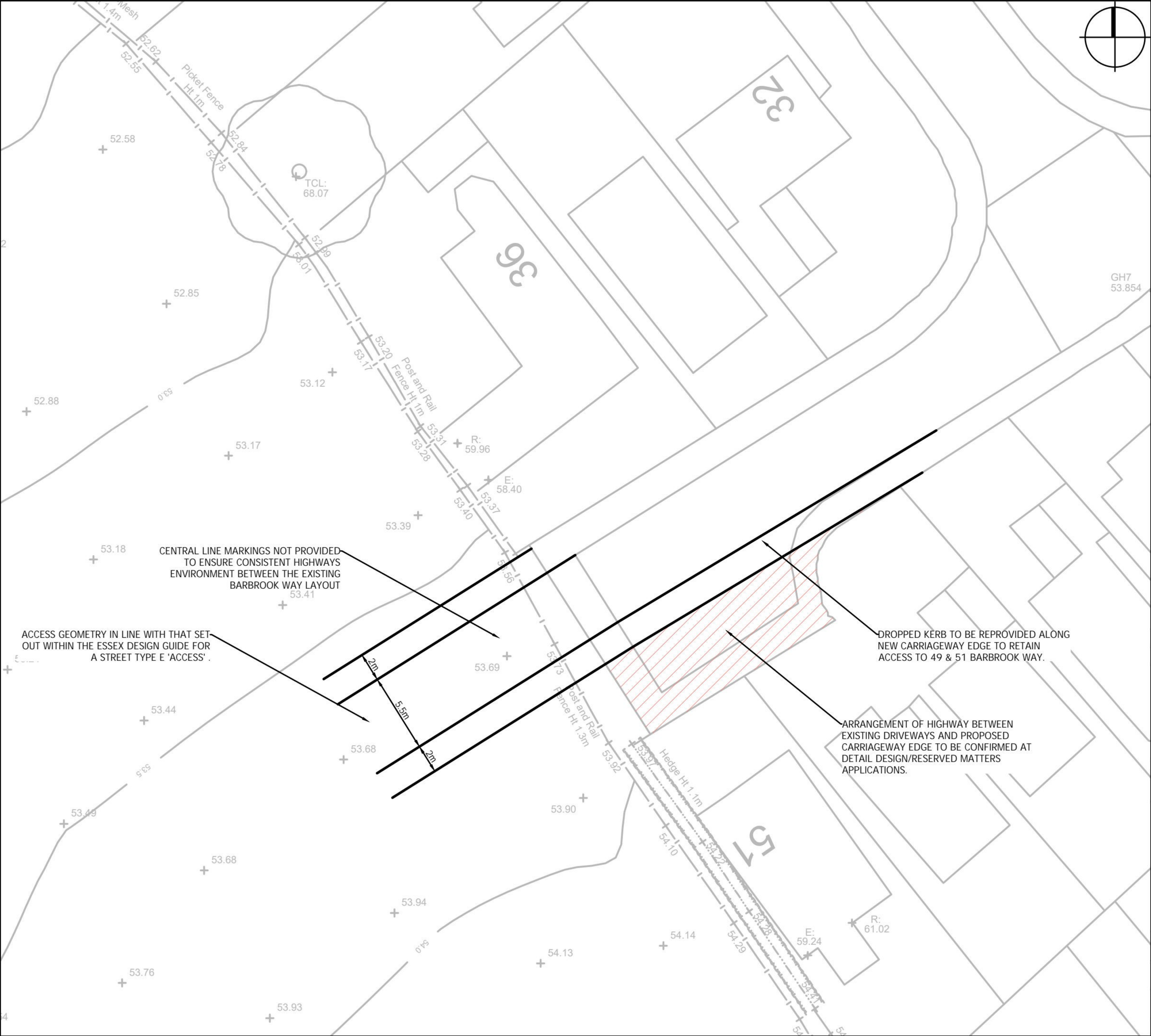
Ensuring robust long-term management arrangements for on-site open space

Monitoring and adaptive management protocols

However, we maintain that the application as currently documented does not provide the quantitative assessment of SSSI impacts that NPPF paragraph 193b requires. The Council's decision will need to exercise planning judgment on whether the package of measures (on-site provision plus financial contribution) is sufficient to conclude that benefits clearly outweigh SSSI impacts, notwithstanding the absence of quantitative visitor data.

We remain committed to working constructively with the applicant, the Council, and Natural England to achieve an acceptable outcome for this development whilst protecting Thrift Wood SSSI for future generations.

We would welcome the opportunity to discuss these points further and to progress the SSSI mitigation discussions towards conclusion.



DO NOT SCALE

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

PO1	06/25	MG	FIRST ISSUE	PC	PC
REV	DATE	BY	DESCRIPTION	CHK	APP

NEO

Transport Planning

CLIENT:			
WELBECK STRATEGIC LAND V LIMITED			
PROJECT:			
LAND WEST OF BARBROOK WAY, BICKNACRE			
TITLE:			
PROPOSED SITE ACCCESS LAYOUT VIA BARBROOK WAY			
DATE:	DRAWN:	CHECKED:	APPROVED:
Jun-25	MG	PC	PC
DRAWING NO:			REV:
10001-NEO-DWG-001-P01			P01
SCALE @ A3	DRAWING STATUS:		
1:250	S2 - FOR INFORMATION		
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PLANNING

- Site boundary (17.69ha)
- Higher density residential development (up to 40dph)
- Lower density residential development (up to 26dph)
- Land outside of residential land use
- Proposed open space
- Proposed pedestrian routes

B	11/12/2025	Red line boundary and nursery location amended in line with council comments
A	11/11/2025	Additional land shown for a stand-alone early years and childcare nursery (Use Class E (f))
Rev.	Date	Description

Land west of Barbroke Way
BICKNACRE

Density Parameter Plan

Job ref:	Drawing number:	Revision:
727	P13	B
Scale:		Date:
1:2500 @ A3		December 2025



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PLANNING

- Site boundary (17.69ha)
- Proposed residential development area - 7.38ha (up to 9m in height and average 34dph) (including roads, footpaths, private drives, incidental open space and other associated infrastructure)
- Indicative area of land required for internal access roads not within the residential land use (subject to detailed design)
- Proposed open space - 9.18ha (including amenity green space, children's play provision, landscaping, footpaths, and other associated infrastructure. Drainage not included)
- Land reserved for future community area and a stand-alone early years and childcare nursery - 0.19ha (subject to detailed design)
- Proposed access/egress for all modes (subject to detailed design)
- Proposed access/egress for cyclists and pedestrians only (subject to detailed design)
- Public Right of Way/Bridleway
- Proposed pedestrian routes
- Approximate extents of drainage pond positions

B	11/12/2025	Red line boundary and nursery location amended in line with council comments
A	11/11/2025	Additional land shown for a stand-alone early years and childcare nursery (Use Class E (f))
Rev.	Date	Description

Land west of Barbroke Way
BICKNACRE

Land Use Parameter Plan

Job ref: 727	Drawing number: P10	Revision: B
Scale: 1:2500 @ A3		Date: December 2025



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PLANNING

- Site boundary (17.69ha)
- Proposed access/egress for all modes (subject to detailed design)
- Proposed access/egress for cyclists and pedestrians only (subject to detailed design)
- Primary route with foot/cycleway (main tree lined street)
- Secondary route/shared surface
- Private drives
- Public Right of Way/Bridleway
- Proposed pedestrian routes
- Proposed open space
- Land reserved for community area and a stand-alone early years and childcare nursery
- Proposed residential development area

B	11/12/2025	Red line boundary and nursery location amended in line with council comments
A	11/11/2025	Additional land shown for a stand-alone early years and childcare nursery (Use Class E (f))

Rev.	Date	Description
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Land west of Barbroke Way
BICKNACRE

Access and Movement
Parameter Plan

Job ref: 727	Drawing number: P11	Revision: B
Scale: 1:2500 @ A3	Date: December 2025	



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PLANNING

- Site boundary (17.69ha)
- Proposed residential development area
- Existing vegetation to be retained where possible
- Proposed new planting
- Public Right of Way/Bridleway
- Proposed pedestrian/cycle routes
- Main tree lined street
- Proposed play space (LAP) (100sqm)
- Proposed play space (LEAP) (400sqm)
- Amenity Green Space (5.41ha) (including children's play provision, landscaping, footpaths, and other associated infrastructure)
- SuDS basin (0.86ha Approx.)
- Community Garden (0.2ha)
- Community Park (3.57ha)
- Land reserved for community area and a stand-alone early years and childcare nursery

B	11/12/2025	Red line boundary and nursery location amended in line with council comments
A	11/11/2025	Additional land shown for a stand-alone early years and childcare nursery (Use Class E (f))

Rev.	Date	Description
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Land west of Barbroke Way
BICKNACRE

Landscape and Open Space
Parameter Plan

Job ref: 727	Drawing number: P12	Revision: B
Scale: 1:2500 @ A3	Date: December 2025	



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PLANNING

— Site boundary (17.69ha)

B	09/12/2025	Red line boundary revised to abut PRoW
A	06/11/2025	Red line boundary revised to abut highway land

Rev.	Date	Description
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Land west of Barbrook Way
BICKNACRE

Site Location Plan

Job ref: 727	Drawing number: L01	Revision: B
Scale: 1:2500 @ A3	Date: November 2025	



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