



Planning Committee
24th March 2026

Application No	:	25/01448/FUL Full Application
Location	:	Land Rear Of 7 The Greenway Runwell Wickford Essex
Proposal	:	Demolition of existing outbuildings and construction of four bungalows with new access road.
Applicant	:	Mr & Mrs Turrent
Agent	:	Mr Phillip Easthope
Date Valid	:	20th October 2025

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1. Executive summary

- 1.1. This application is referred to planning committee at the request of Councillor Clark.
- 1.2. The application for four bungalows on previously developed land to the edge of Runwell is considered to be appropriate development in the Green Belt and is considered acceptable in terms of all other matters of consideration. The application is recommended for approval subject to the recommended conditions.

2. Description of site

- 2.1. The application site is within the Green Belt, directly adjacent to the Defined Settlement of Runwell.
- 2.2. The site is a parcel of land at the end of a cul-de-sac. The street scene of The Greenway comprises two storey dwellings with some variety in building form and appearance.
- 2.3. The site has been in equestrian use for some time and part of the site is used as residential garden.
- 2.4. There are a number of single storey storage/domestic/equestrian buildings located within the eastern and northern end of the land, with open land to the west enclosed by heavy tree and hedgerow boundary.
- 2.5. There is a group of preserved trees adjacent (outside of) the southern site boundary.

3. Details of the proposal

- 3.1. This application seeks full planning permission for the demolition of existing buildings and structures on site, with formation of a new access road and the construction of four new detached bungalows, each with associated amenity space and parking.
- 3.2. The proposal follows a previous grant of planning permission for the demolition of existing buildings and construction of two new bungalows with new access road, approved under application reference 24/01095/FUL.
- 3.3. The four bungalows as proposed would be of identical form, having an 'H'-shaped floor plan with a hipped roof form and two pitched gables to the front and rear elevations. The bungalows would each have a maximum width of 12.2m across the front and 9.2m in depth. The height of the bungalows would be 5.75m to the ridge, and 2.4m height to the eaves. The properties would each accommodate 3 bedrooms, accommodating up to 5 persons per dwelling.
- 3.4. The proposed new dwellings would each have a mostly north facing private rear garden, a front driveway with parking for two vehicles to the side and space for bin storage. The new access road to serve the dwellings would extend from the turning circle at the end of The Greenway, between the south side of No. 7 The Greenway and the north flank of 6 The Greenway. The

access road would measure approximately 4m in width and would extend approximately 148.5m in length terminating with a turning head to the western end and including a passing place opposite Plot 3.

- 3.5. The existing buildings, structures and surfaced areas of the site would be removed and returned to undeveloped land.
- 3.6. The open land to the west of the proposed housing development is included within the red line but is not subject to a change of use or development. The inclusion of this land allows for Biodiversity Net Gain requirement to be met on site, should it be required – however a self build exemption re. BNG has been stated by the applicant.
- 3.7. A small parcel of land within the site to the rear of 7 The Greenway will be enclosed as garden land for that property as part of the proposals, maintaining space to Plot 1 as proposed.

4. Other relevant applications

- 4.1. 24/01095/FUL – Approved 31st October 2024. Demolition of existing outbuildings. Proposed two new dwellings, with new access road (resubmission of 23/01616/FUL).
- 4.2. 23/01616/FUL – Refused 5th December 2023. Demolition of existing outbuildings. Proposed two new dwellings, with access road.

5. Summary of consultations

- Public Health & Protection Services - Recommendation for conditions due to potential contamination from previous uses and to provide EV charging points per new unit.
- Essex County Council Highways - acceptable subject to recommended conditions.
- Recycling & Waste Collection Services - no formal representation received.
- Runwell Parish Council - Objection
- Essex County Fire & Rescue Service - No objection – more detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.
- Local residents - 9 letters of representation received from the following addresses; 38(3 letters received); 40 (2 letters received); 44; 46 Waverley Crescent; and 3; 5 The Greenway

- 5.1. The objections and comments received by the Parish Council and local residents are summarised as follows:

- Inappropriate development of Green Belt, intrusion into open Green Belt and would require screening and landscaping
- Objections to the principle of development
- No need for the development proposed
- Noise and safety concerns from access and vehicles on the new access drive
- Impacts on local traffic, worsening congestion and risks to pedestrians and road users
- Concerns of surface water run off and drainage impacting neighbours
- Loss of privacy and residential amenity to dwellings on The Greenway and Waverley Crescent
- Concerns about impact on local infrastructure; reduced water pressure; sewerage pipes; drainage

- Concern the development would set a precedent for future development and more houses will be built
- Concerns regarding the impact of the development on the environment, trees and wildlife

6. Planning considerations

Main Issues

Background

- 6.1. The application site has extant permission for the development of two houses and an access road, approved under application reference 24/01095/FUL. This previous permission is still live and could be implemented.
- 6.2. This current planning application seeks permission for a total of four new bungalows based on consideration of removing previous development from the land.
- 6.3. The site status as previously developed land is accepted and has been established by the previous planning decision (24/01095/FUL). The status of the existing development on the site has been confirmed as part of this planning assessment. The buildings are still in-situ with the exception of building 4 which has been dismantled in accordance with the requirements of condition 4 of the previous approval. There also appears to be a caravan to the west of buildings 10-12 however this is not a permanent structure and does not factor into a previously developed land assessment.
- 6.4. Since the previous planning application assessment (24/01095/FUL) the National Planning Policy Framework (NPPF) has been updated (December 2024). The updated NPPF has introduced various policy changes. Relevant to this case, the test of harm to Green Belt openness for previously developed sites has changed, meaning the judgement no longer pivots on whether there is “any harm” to Green Belt openness as was the consideration at the time of the previous planning application, but whether there is “substantial harm” to Green Belt openness. The NPPF (2024) also introduces a Grey Belt definition which allows certain types of development, such as housing, in areas of the Green Belt which do not strongly contribute to Green Belt objectives.
- 6.5. The presumption in favour of sustainable development remains in the NPPF (2024), but ‘tilted balance’ is engaged for decisions in Chelmsford as a consequence of the current Development Plan status. NPPF paragraph 11(d) explains that for decision-making this means permission should be granted (for developments including housing in accordance with Footnote 8) unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development. The tilted balance does not mean the Local Plan policies are not engaged at all, but the weight that can be given to Local Plan policies now depends on their conformity to the NPPF (2024) and the proposals’ adherence to the adopted Spatial Strategy. Chelmsford Local Plan Policy DM6 (which is applicable to this case) is not in conformity with the NPPF in so far as it would seek to restrict redevelopment of previously developed land having “a greater impact on the openness of the Green Belt” when compared to existing development – the test is now whether the redevelopment would have a “substantial impact on openness”. So whilst the Local Plan still carries great weight in the consideration of this application, policies or parts of policies which are no longer in conformity with the NPPF will carry no material weight.

6.6. The considerations referenced above are considered below.

Principle of Development

- 6.7. The site is located within the Green Belt where National and Local planning policies restrict new development and the construction of new buildings. Chapter 13 relates to protecting Green Belt land.
- 6.8. NPPF Paragraph 153 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.
- 6.9. NPPF Paragraph 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, subject to a list of stated exceptions. The exception permitted by part g) of Para 154 is: *g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- 6.10. Chelmsford Local Plan Policy S11 relates to the role of the countryside and identifies that the openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.
- 6.11. Local Plan Policy DM6 relates to New Buildings in the Green Belt. This states that: “Where new buildings are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances.”
- 6.12. Section A) of this policy specifically relates to new buildings and sets out the types of development where planning permission will be granted as exceptions to inappropriate development. Criterion vii specifies that “redevelopment of previously developed land in accordance with Part B of this Policy” is an exception to “inappropriate development”.
- 6.13. Part B) states that “Planning permission will be granted where the proposed development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use and/or development. The Council will assess the development based on the following:
- (i) the size, scale, massing and spread of the new development compared to the existing; and
 - (ii) the visual impact of the development compared to the existing; and
 - (iii) the activities/use of the new development compared to the existing; and
 - (iv) the location of the site is sustainable and appropriate to the type of development proposed
- 6.14. The application site comprises a combination of garden and land associated with equestrian use; it meets the definition of “previously developed land” (PDL) as established under the previous planning application (reference 24/01095/FUL).
- 6.15. The equestrian structures and surfaced land area are spread across a wide area of land. The other structures and surfaced areas are predominantly located close to the northern site

boundary and are spread across an area approximately 163 metres to the west from the cul-de-sac. The existing buildings and hard surfaced areas are limited to single storey. The area of the buildings and structures for removal total a combined floor area of approximately 463 square metres and the dis-used menage to the west of the buildings is a further floor area of approximately 793 square metres which would be removed, albeit this area has a significantly lesser physical presence than the buildings.

- 6.16. The four dwellings and access road as proposed would be positioned within this existing area of development extending from the end of the cul-de-sac of The Greenway. The development would comprise four bungalows. The external footprint of each building would measure approximately 105 square metres, which would be a cumulative floor area of 420 square metres. Based on floor area comparison, the proposed new bungalows would equate to less development quantum than the existing buildings. The existing buildings are single storey, with a total height of 3.5m. The proposed dwellings would be a maximum of 5.75m which is a small increase in height but still single storey. A volumetric comparison identifies the proposed new dwellings would be an increase of approximately 868 cubic metres compared to the existing built form, yet they would remain single storey and that volume is contained to a smaller spread than the existing development, which as a consequence helps to mitigate the mass and bulk of development and spatial intrusion into the Green Belt.
- 6.17. The disused menage area and remaining land outside of the proposed four plots and access road would be returned to undeveloped land and the proposed development would result in built form and hard surfacing that would not spread any further west than the extent of existing hard surfacing. Given the comprehensive removal of existing buildings which sit further to the southeast and northwest of the site, the proposal would represent a more compact placement of built form. This contraction of development spread is a material consideration.
- 6.18. Based on the physical assessment, the development as proposed would, on balance, result in a very limited impact on spatial openness of the Green Belt. This outcome is arrived at because although the volume of proposed development is greater and there is a small increase in scale (yet still single storey), the physical spread of development and footprint of development represent a contraction from the existing development attributes on this site which demonstrates an improvement on openness. This outcome means negative impact on spatial openness of the Green Belt carries a very limited negative weight in the planning balance.
- 6.19. As the application site is to the end of the cul-de-sac and behind No. 7 and 6 The Greenway which front the road, the proposed dwellings would only be glimpsed from the public highway but would otherwise be well-screened from the trees and vegetation which surrounds the site and landscaping proposed as part of the development. Visually, the proposed buildings and extent of hard surfacing to accommodate the driveways and access road would have limited visual impact on openness of the Green Belt from public vantages. It is also noted that the removal of the menage area and hardstanding associated with the current use, when compared to the proposed level of hardstanding associated with the access, turning and driveway areas would greatly reduce the quantum and spread of ground-based man-made structures.
- 6.20. The residential use will result in more subdivision of the site in the form of domestic plot boundaries, and a residential use has potential to bring the presence of additional paraphernalia to the land, such as domestic sheds, washing lines, external lighting, driveways, etc. These impacts, although minor, especially given the surrounding residential context (as opposed to a more undisturbed landscape setting) will give rise to a limited visual harm to the openness of the Green Belt.

- 6.21. Controls will be required to ensure the return of previously developed land to a natural state outside of the proposed dwellings. The mobile home sited on the menage area is not a permanent building and as such does not count towards the assessment of previously developed land, but will need to be removed as part of the controls to be imposed on this development. A management plan will also need to be secured to confirm how soft landscaping will be maintained in those areas to ensure the land thrives in a natural state so as to achieve the betterment that comes from consolidating the footprint of development area.
- 6.22. Based on assessment of visual openness impact the development as proposed would have a limited impact on visual openness of the Green Belt based on the attributes of the development compared to existing visual attributes of the site. This would carry limited negative weight in the planning balance.
- 6.23. Residential activity associated with the proposed dwellings would be contained within the east area near the existing residential properties and which is currently used for residential enjoyment. By comparison to the existing site use and given the extent of development proposed, that being four dwellings which will plug directly into the adjacent residential area and Defined Settlement, the proposal does not result in a significant increase in activity within the Green Belt.
- 6.24. The site is well related to Runwell and Wickford and it is possible to access public transport, shops, services, schools and jobs without a reliance on the use of private motor vehicles given accessibility to bus stops and walking routes.
- 6.25. In conclusion, on spatial and visual attributes, the development is considered to have a limited impact compared to the existing development. This outcome does not amount to a significant harm. The development also does not introduce a level of harm in terms of activity or any other harm which would significantly contribute towards adverse Green Belt impact. As such, the proposed development is 'appropriate development' in the Green Belt by virtue of NPPF Paragraph 154, and is compliant with the requirements of Chapter 13 of the NPPF and Policies S1, S11 and DM6 of the adopted Local Plan.

Grey Belt

- 6.26. Although the above conclusion is reached which is sufficient to determine the principle of development within the Green Belt, as part of a comprehensive assessment to support the Planning Committee, a Grey Belt assessment has also been undertaken. This assessment was introduced by the December 2024 NPPF which was not applicable to the previous planning application for two houses at the site.
- 6.27. Grey Belt is defined in Annex 2 of the NPPF as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. None of the areas or assets of protection listed in footnote 7 apply to this site.
- 6.28. The purposes of the Green Belt set out in paragraph 143 of the NPPF; (a), (b) and (d) are set out as follows:
- a) to check the unrestricted sprawl of large built-up areas
 - b) to prevent neighbouring towns merging into one another

- c) to preserve the setting and special character of historic towns
- 6.29. The Planning Practice Guidance: Green Belt paragraph 005 sets out the parameters for assessing a site against the purposes of the Green Belt to determine whether a site 'strongly contributes' to Green Belt purposes. The attributes of this application site, include that it is not free from development and next to a large built up area, and it would not give rise to an incongruous pattern of development as it would infill a concave corner of the Defined Settlement. Regarding purpose (a), the Planning Practice Guidance sets out that land which has a strong contribution to purpose (a) are areas likely to be free of existing development and lack physical features in reasonable proximity that could restrict and contain development. The development does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143 and therefore meets the definition of Grey Belt land.
- 6.30. Paragraph 155 of the NPPF states that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where all the following apply:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is a demonstrable unmet need for the type of development proposed;
 - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework; and
 - d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.
- 6.31. Criterion a of paragraph 155 is met. The land is adjacent to a large built-up area. The development would not result in an incongruous pattern or finger of development into the Green Belt, and the parcel of land has physical site boundaries including hedgerow and trees which would prevent it from sprawling beyond the parcel of land it is contained within. It is considered that the site performs a moderate contribution to purpose (a) of the Green Belt, meaning this requirement is met as it does not strongly contribute to Green Belt purposes (a), (b) and (c) taken together so does not fundamentally undermine them.
- 6.32. Criterion b of paragraph 155 is met. The Council currently has a 3.88 year housing land supply (based on last formal monitoring report), meaning there is a demonstrable unmet need for housing.
- 6.33. Criterion c of paragraph 155 is met. The site is sustainable location for housing, being just outside of the Defined Settlement boundary. It has good access to local bus routes and is within reasonable walking distance to community facilities and local amenities. As such, the proposal site is considered to be a sustainable location and would not have an over-reliance on private vehicles.
- 6.34. Criterion d of paragraph 155 is not applicable. As the proposal is for small scale residential development for four houses and is not therefore 'major' development, there is no requirement for the development to meet the Governments 'Golden Rules'.
- 6.35. The proposal meets the definition of Grey Belt land in accordance with the NPPF glossary definition and Planning Practice Guidance and meets all of the relevant requirements of paragraph 155 of the National Planning Policy Framework. The proposal therefore represents appropriate development in the Green Belt in accordance with paragraph 155 which satisfies

the test of openness in accordance with paragraph 153 and footnote 55. This means the principle of allowing this development in the Green Belt is accepted by virtue of Grey Belt policy.

Design

- 6.36. Chapter 12 of the National Planning Policy Framework (NPPF) sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.37. Paragraph 135 requires development to be visually attractive as a result of good architecture and layout as well as being sympathetic to local character and history, including the surrounding built environment and landscape setting. Para 139 states that development that is not well designed should be refused.
- 6.38. Policy DM23 relating to design requires new development to respect the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. Part B of this policy requires all new buildings to be of a high-quality design and compatible with the character and appearance of the area. Policy DM23 is compatible with the NPPF so carries normal weight.
- 6.39. Along The Greenway there are a mix of property forms, styles and materials. Properties at the eastern end of the street exhibit some common attributes such as core form, scale and architectural style, but extensions and alternations are present giving the street a fair degree of variation. To the western end, onto which the application site abuts, the properties are notably more varied in form, style and general appearance.
- 6.40. The proposed dwellings have not been designed to replicate the existing properties along The Greenway. The development is constrained by previous development height so the buildings are proposed to be single storey. The buildings are based on a traditional form of building, with modest proportions. The gable forms and roof pitch are a suitable reference to the Essex design vernacular. The scale, form and appearance of the buildings is an appropriate transition between the more urban attributes of the Defined Settlement of Runwell and the open countryside which lies beyond the application site. In particular, the reduced scale from existing properties in The Greenway reflects a graduated prominence of buildings from Defined Settlement to open countryside beyond the application site which is a positive design outcome.
- 6.41. The proposed bungalows would have an acceptable form, and their spatial arrangement would reflect sufficiently the pattern and grain of development of houses along The Greenway.
- 6.42. The four bungalows would be of identical form but their repetitive appearance would be alleviated through alternating external facing materials of render and facing brick, providing some visual interest and variation. There would also be soft landscaping to the front boundaries which would soften their impact.
- 6.43. The proposed buildings would have a positive design and appearance and would be acceptable within the context of neighbouring properties. The proposal would comply with the requirements of Chapter 12 of the NPPF and Policy DM23 of the Local Plan.

Neighbour Amenity

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- 6.44. Policy DM29 requires development proposals to safeguard the living environment of occupiers of nearby residential property.
- 6.45. No. 6 The Greenway to the east has a rear west-southwest facing elevation and is sited approximately 38 metres from the closest proposed dwelling. No. 7 The Greenway is sited approximately 36 metres from the closest proposed dwelling. Other neighbours, such as those on Waverley Crescent to the south have north facing elevations and rear gardens, and there would be approximately 46m at the closest point between the front wall of the property on plot 4 and the common boundary to the rears of the southern neighbours (with an additional 30 metres approx. of garden separating those properties). There is also boundary treatment of various vegetation and trees providing screening between them.
- 6.46. The single storey form and design of the proposed dwellings, their orientation and distance from the proposed buildings to neighbouring built form would prevent future occupants of the properties from overlooking to the neighbours and vice versa. There is also sufficient distance between the proposed dwellings and existing properties to avoid any loss of light or overbearing impacts and the proposal complies with the spatial requirements and privacy standards between existing and proposed development as set out in Appendix B of the Local Plan.

Design Specifications for New Dwellings

- 6.47. Policy DM26 requires all new dwellings to comply with criteria in respect of achieving suitable privacy and living environment for residential occupiers, achieving sufficient private amenity space, meeting appropriate internal space and providing appropriate and well-designed recycling and waste storage. Standards are set out Appendix B to the Local Plan and the above criteria must be in accordance with those standards.
- 6.48. The submitted plans indicate that all habitable rooms would have windows in walls which would provide both natural light to the rooms and adequate outlook for future occupants.
- 6.49. The submitted drawings demonstrate that the proposed development complies with the Nationally Described Space Standards (NDSS).
- 6.50. An area of private rear garden would be provided to the rear of the proposed dwellings which would exceed the minimum standard of 80sqm for the provision of amenity space for properties of the size proposed. A condition requiring details of the boundary treatment between the proposed plots would secure sufficient privacy between the prospective occupiers.
- 6.51. Each dwelling would have sufficient space within their side garden for the storage of wheelie bins. The access road has a turning head which provides sufficient space for the turning of refuse and recycle service vehicles.
- 6.52. The proposed development complies with the requirements of Local Plan Policy DM26 and Appendix B.

Access and Parking Provision

- 6.53. The proposed access arrangement extending from the cul-de-sac of The Greenway is the same as that previously approved under application reference 24/01095/FUL. This proposal has a longer access road to serve the additional proposed dwellings and is an appropriate width with passing place and turning head for vehicles.

- 6.54. Each property would benefit from private access perpendicular to the access road and a driveway to accommodate 2 vehicles at the required dimensions in accordance with the adopted Essex Parking Standards (2024). The local highway authority has not raised any concerns regarding the proposed access arrangements or parking subject to the imposition of appropriate conditions. The proposal complies with Policy DM27 of the Local Plan.

Ecology

- 6.55. Chapter 15 of the National Planning Policy Framework requires that planning decisions should minimise impact on and provide net gains for biodiversity. Paragraph 193 (a) of this chapter states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission should be refused.
- 6.56. Chelmsford Local Plan Policy DM16 states that all development proposals should: i. Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status and give appropriate weight to their importance; and ii. Avoid negative impacts on biodiversity and geodiversity, mitigate unavoidable impacts and as a last resort compensate for residual impacts; and iii. Deliver a net gain in biodiversity where possible, by creating, restoring and enhancing habitats, and enhancing them for the benefit of species.
- 6.57. The application is accompanied by the original preliminary ecological survey (PEA) and bat emergence survey from the previous submission. The bat emergence survey is still valid. An updated PEA has been submitted during the life of the application given the difference between this proposed development and the previous application and confirms that the majority of the additional areas to be developed is made up of a menage, with more ecologically valuable habitat not directly impacted. However, it is likely that during the construction process the remainder of the site could be impacted with access and storage of materials etc. and therefore it is recommended that the Precautionary Working Methods outlined in the original PEA are to be implemented.
- 6.58. As bats use the site it is recommended that a low impact lighting strategy is introduced to reduce light spill and to not discourage use of the site and any vegetation clearance should be undertaken outside of bird nesting season or following an inspection by an ecologist immediately prior. A condition previously imposed on 24/01095/FUL to seek license from Natural England prior to demolition of a specific building is no longer required as the small building which had been identified to contain a bat has since been dismantled with license agreement.
- 6.59. With the inclusion of conditions, the proposed development complies with Local Plan Policy DM16 and the objectives of Chapter 15 of the NPPF.

RAMS

- 6.60. Section 15 of the National Planning Policy Framework (NPPF) requires that when determining planning applications, local planning authorities should apply the principle that if significant harm to biodiversity resulting from development cannot be avoided adequate mitigation, or, as a last resort, compensation for, then planning permission should be refused.

- 6.61. 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.
- 6.62. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.
- 6.63. The proposal site falls within 'zones of influence' identified by Natural England for likely significant effects to occur to European designated sites, in this case specifically the Blackwater Estuary Special Protection Area and RAMSAR site. Those likely significant effects will occur through increased recreational pressure when considered either alone or in combination with other residential development. The RAM payment has been made by the applicant to address the need for mitigation for the dwelling which would be created by the proposal.
- 6.64. The proposal development complies with the objectives of Chapter 15 of the NPPF and Chelmsford Local Plan Policy DM16.

Contamination

- 6.65. Policy DM30 (Part A) of the Local Plan requires that developments on, or near to, hazardous substance sites or land which is contaminated or has a history of a potentially contaminating use, permission will only be granted where the Council is satisfied that there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; and there will be no adverse impact on the quality of local groundwater or surface water.
- 6.66. Given the potential for contamination from the sites previous equestrian use, it is recommended a condition for contamination report and any follow up mitigation be agreed by planning condition which would suitably address the matter in accordance with Policy DM30 of the Local Plan.

Sustainable Buildings

- 6.67. Chelmsford Local Plan Policy DM25 requires all new dwellings to incorporate sustainable design features. These are that the dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day and that Electric Vehicle charging point infrastructure of 1 charging point per unit shall be provided. These outcomes shall be secured by planning condition.

Drainage

- 6.68. The site is located in Flood Zone 1 and is also in an area at low risk of surface water flooding. The proposed surface water drainage from the dwellings is to soakaways which are a form of sustainable drainage. The driveways for dwellings would also be constructed using permeable paving. A site specific flood risk assessment and drainage report is not required due to the scale of development. The proposal complies with Local Plan Policy DM18.

- 6.69. Foul sewage would be disposed of via Septic tank. Given the development is for four houses and is not major development, this is considered acceptable.

Trees

- 6.70. Representation has been received which raises concern the proposal would impact upon Protected Trees. There is a preservation order for trees within the rear gardens of properties on Waverley Crescent, however, there are no protected trees within the application site. The development would be located to the north, away from this boundary with the properties on Waverley Crescent and the land near to the trees would not be developed.
- 6.71. The development can accommodate the provision of 3 new trees per dwellings on site as required by the Council to address its declared climate crisis. A condition will be attached to secure this provision.

Conclusion

- 6.72. National policy tells us that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Achieving development in a sustainable manner means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.
- 6.73. The proposal meets the definitional requirements for redevelopment of previously developed land located within the Green Belt. The development would result in a limited impact on the openness of the Green Belt. As such, is a form of appropriate development.
- 6.74. The proposal is also considered appropriate development under National Planning Policy Framework Grey Belt policy.
- 6.75. Four new dwellings in a sustainable location would bring some positive weight to the planning balance also. This attracts greater weight in light of the Development Plan status and an identified shortfall in meeting housing supply at this moment in time meaning the tilted balance is engaged.
- 6.76. Economic benefits which would arise due to construction activities would amount to a slight positive outcome given the scale of development.
- 6.77. Social benefit would arise from the delivery of new housing and contribution towards RAMS which amount to a moderate positive outcome.
- 6.78. Environmental outcome includes a limited amount of Green Belt harm as identified. This harm is off-set in part by new landscaping including tree planting in line with local standard and removal of a larger expanse of development which will be returned to a natural state under this proposal. There is no material ecological impact. There remains a limited environmental disbenefit due to the Green Belt assessment, but this would amount to a limited negative outcome.
- 6.79. Overall, there is a neutral to slight positive outcome to the planning balance, which includes a limited Green Belt harm.

- 6.80. In line with the tilted balance, the limited Green Belt impact does not significantly and demonstrably outweigh the benefits of the development as proposed. This is a sustainable form of housing development which is acceptable in the planning balance and for which there is a presumption in favour of granting planning permission.
- 6.81. Those matters raised through local representation have been considered. None of the issues raised individually or cumulatively would amount to reason for refusal.
- 6.82. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1 The proposal may be CIL liable and there may be a charge payable.

8. Biodiversity Net Gain

- 8.1 The same BNG information has been submitted as the previous planning application, which now proposes two additional dwellings.
- 8.2 Notwithstanding the above, the proposal is for four self/custom build dwellings and is therefore exempt from requiring the mandatory Biodiversity Net Gain. Planning condition would secure that the dwellings meet the definition of self/custom build.
- 8.2 In the event the proposed dwellings did not meet the exemption, BNG would be required, although is a matter regulated under separate legislation to the Planning Act and permission cannot be withheld based on BNG status.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site.

Condition 3

Notwithstanding the plans hereby approved, prior to their use, details 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 4

Land within the site highlighted yellow on Drawing No. 06 is not subject to a change of use by virtue of this decision, it shall not be used as domestic garden and shall not be considered curtilage of any residential plot and shall remain undeveloped land as annotated on that drawing.

Reason:

Whilst the land may be owned or transferred into ownership of a nearby residential property, the planning status and legal use of the land is not a matter for consideration based on the description of the development and the use of this land as garden or curtilage would increase the risk of harm to openness of the Green Belt contrary to the basis on which the development proposal as described has been considered. Domestication of the land would harm the character and openness of the Green Belt contrary to Policies DM6 and Policy DM11 of the Chelmsford Local Plan.

Condition 5

Prior to construction of the dwellings and access road hereby approved, detailed drawings and sections showing the finished land 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 6

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), the dwellings hereby permitted shall not be enlarged or extended, and no outbuildings erected, without the grant of an additional planning permission by the local planning authority.

Reason:

The erection of additional extensions which could be constructed under the provisions of Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) or outbuildings constructed would undermine the justification permitted redevelopment of the site and would result in inappropriate development in the Green Belt contrary to Policy DM6 and Policy DM11 of the Chelmsford Local Plan.

Condition 7

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), there shall be no subdivision of residential units and land hereby approved and no boundary treatments shall be erected without the grant of an additional planning permission by the local planning authority.

Reason:

The erection of additional boundary treatments which could be constructed under the provisions of Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) would undermine the justification permitting redevelopment of the site and would result in inappropriate development in the Green Belt contrary to Policy DM6 and Policy DM11 of the Chelmsford Local Plan.

Condition 8

The development shall not be occupied until confirmation of connection to public sewer or alternatively details of site-based foul sewage disposal system have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the development has suitable means of foul water disposal in accordance with Policy DM18 of the Chelmsford Local Plan.

Condition 9

The trees to the south of the site as protected by preservation order TPO/2006/036 shall be protected by a barrier erected in accordance with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations Figure 2. The fence shall be erected before the commencement of any clearing, demolition and building operations. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area.

Reason:

To safeguard the existing protected trees in accordance with Policy DM17 of the Chelmsford Local Plan.

Condition 10

The development hereby permitted shall only be carried out in accordance with the details contained in the approved Preliminary Ecological Assessment and Roost Assessment dated 23.08.2023, including precautionary working methods listed within section 4.2 of that report, the Bat Emergence and Re-entry Survey dated 24.07.2024 and the recommendations set out in Preliminary Ecological Appraisal dated December 2025.

Reason:

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

Condition 11

Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015.

Reason:

The development permitted was exempt from mandatory biodiversity net gain as set out in the Environment Act 2021 due to it being a self-build development. This condition is required to ensure the development is a self-build in accordance with the definition. If the development is not self-build mandatory biodiversity net gain will be required.

Condition 12

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.

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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 13

No dwelling shall be occupied until the access road and turning head has been constructed in accordance with drawing 03 Revision I. The access road as constructed shall be retained in that arrangement thereafter.

Reason:

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

Condition 14

The car parking spaces and permeable driveways as shown on drawing 03 Revision I (block plan) shall be provided prior to occupation of each respective unit and shall be kept available at all times in perpetuity for the parking of motor vehicles by the occupants of the dwellings and their visitors and for no other purpose.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 15

Prior to the first occupation of the dwellings hereby permitted, one electric vehicle charging point shall be installed per dwelling and retained in accordance with details 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 16

The areas of hard surfacing hereby permitted shall be constructed using a permeable surface or shall include drainage to prevent discharge of surface water onto the Highway. Details of surface water drainage shall be submitted to the Local Planning Authority prior to implementation.

Reason:

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

Condition 17

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 18

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 19

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 20

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 21

There shall be no loading and unloading of plant and materials or the storage of plant and materials used in the construction of the developed hereby approved on public highway. Wheel and underbody washing facilities shall be provided for all vehicles within the site during the construction phase of the developed hereby approved.

Reason: To avoid parking stress and mud on the road during the construction of the development hereby approved, in the interest of highway safety.

Condition 22

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Prior to construction of the dwellings hereby approved the existing buildings and structures listed 2- 13 drawing 04 Revision C together with the equestrian area and mobile home shall be demolished and/or removed and the resultant material cleared from the site.

Reason:

In the interest of preserving openness of the Green Belt as an integral outcome of this permission for development on previously developed land in accordance with Policies S11 and DM6 of the Chelmsford Local Plan.

Condition 23

Prior to construction of the dwellings hereby approved a detailed soft landscaping scheme for the entirety of the site area including the undeveloped area as depicted on drawing 06 and the developed areas within the red line boundary shall be submitted to and approved in writing by the local planning authority.

The landscaping scheme to be submitted shall include:

- a) planting plans including specifications of species and sizes;
- b) Details of the planting of three trees per dwellings;
- c) Management details specific to the undeveloped parcel and developed parcels and a five-year maintenance plan for those respective areas.

The agreed landscaping scheme shall be implemented prior to the first occupation of any part of the development or in the first available planting season following such occupation.

Reason:

In order to return the remaining land to undeveloped land in the interest of preserving openness of the Green Belt, and to add character to the development, to integrate the development into the area and 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.

Notes to Applicant

1 Hours of work during construction

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.
For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at
<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

- 2 The Local Highway Authority (Essex County Council) must be contacted regarding the details of any works affecting the existing highway. Contact details are: Telephone: 0845 603 7631. Email: development.management@essexhighways.org.

- 3 I. Prior to any works taking place in public highway, the developer shall enter into an appropriate agreement with the Highway Authority to regulate construction works. This will include the submission of detailed engineering drawings for approval and a Stage 1 Road Safety Audit:
' The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
II. The above to be provided at no cost to the Highway Authority
III. The above to be imposed on the planning permission (if granted) by planning obligation or condition, as necessary.

- 4 i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

Positive and Proactive Statement

During the life of the application the Local Planning Authority suggested amendments to the proposal in order to improve the development. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

Case File

Appendix 1 – Drawing No(s)

Plans to be listed on any Decision Notice:

- bat emergence and re-entry survey
- Preliminary ecological appraisal and preliminary roost assessment
- Preliminary Ecological Appraisal
- 06
- 02/L
- 03/I
- 05/A

Appendix 2 – Consultations

Public Health & Protection Services

Comments
Condition to deal with potential for contamination from previous site 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).

Essex County Council Highways

Comments
Highway Considerations
The proposed 4no. new bungalow dwellings would be accessed via a private drive, connecting to the end of The Greenway cul de sac at the existing turning head facility. Each dwelling would be provided with 2no. off-street parking spaces in accordance with the Parking Standards together with a turning space area to enable cars to re-enter the private drive in forward gear. The single driveway would be provided with an appropriate vehicle passing place to facilitate 2-way vehicle movements. A size 5 turning head facility would be provided at the end of the private driveway.
From a highway and transportation perspective the impact of the proposal is acceptable to the Highway

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Authority subject to the following conditions:

1. Construction Management Plan has been submitted to, and approved in writing by, the local planning authority;
2. Proposed private drive constructed prior to occupation;
3. No discharge of surface water from the development onto the adopted The Greenway carriageway;
4. The parking spaces constructed appropriately hard surfaced ready for use;
5. Cycle parking shall be provided;
6. Residential Travel Information Pack per dwelling

Recycling & Waste Collection Services

Comments

No response received

Runwell Parish Council

Comments

Runwell Parish Council strongly objects to the application for now 4 new bungalows with new access road on Land adjacent to 7 The Greenway reference 25/01448/FUL(Previous application for 2 dwellings 24/01095/FUL (resubmission of 23/01616/FUL)) and maintains the same comments as per previous applications:

1. Inappropriate development of the greenbelt;
2. Intrusion of the open aspect of the greenbelt which if approved would require screening and landscaping from neighbouring properties;
3. Provision of the new private access drive, concerns about on street parking during visits
4. Concerns about water run off from the proposed development;
5. It appears that a precedent has been set for further development in the field beyond.
6. concerns on the impact it could make on the environment and wildlife in the future

Essex County Fire & Rescue Service

Comments

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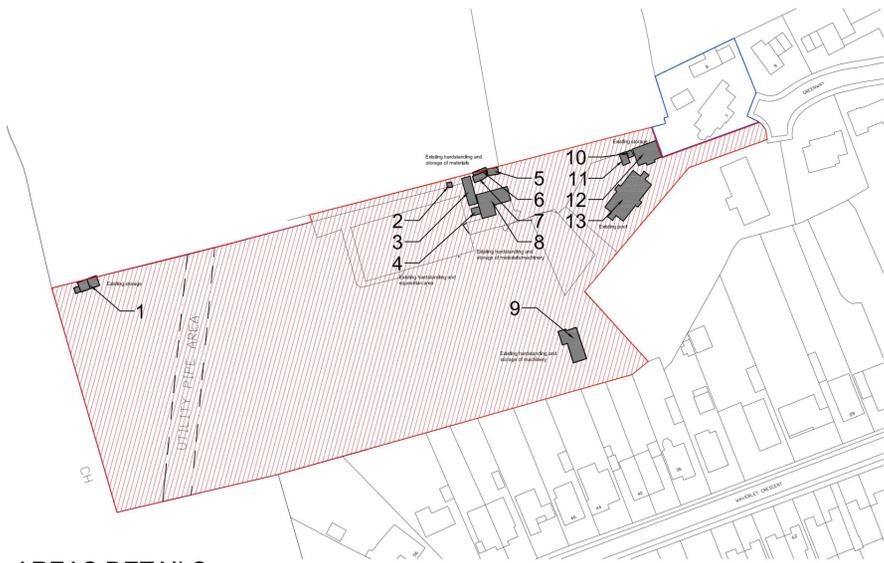
No response received

Local Residents

Comments

Representations received –

- Inappropriate development of Green Belt, intrusion into open Green Belt and would require screening and landscaping
- Objections to the principle of development
- No need for the development proposed
- Noise and safety concerns from access and vehicles on the new access drive
- Impacts on local traffic, worsening congestion and risks to pedestrians and road users
- Concerns of surface water run off and drainage impacting neighbours
- Loss of privacy and residential amenity to dwellings on The Greenway and Waverley Crescent
- Concerns about impact on local infrastructure; reduced water pressure; sewerage pipes; drainage
- Concern the development would set a precedent for future development and more houses will be built
- Concerns regarding the impact of the development on the environment, trees and wildlife



AREAS DETAILS:

- 1 = 29.8 m²
- 2 = 3.2 m²
- 3 = 31.1 m²
- 4 = 7.8 m²
- 5 = 9.1 m²
- 6 = 6.2 m²
- 7 = 12.0 m²
- 8 = 77.0 m²
- 9 = 65.6 m²
- 10 = 4.5 m²
- 11 = 11.1 m²
- 12 = 57.3 m²
- 13 = 148.7 m²
- TOTAL = 463.4 m²

VOLUMES DETAILS:

- 1 = 61.2 m³
- 2 = 6.5 m³
- 3 = 73.2 m³
- 4 = 18.4 m³
- 5 = 25.5 m³
- 6 = 17.2 m³
- 7 = 33.8 m³
- 8 = 229.9 m³
- 9 = 180.4 m³
- 10 = 8.8 m³
- 11 = 22.1 m³
- 12 = 158.1 m³
- 13 = 147.6 m³
- TOTAL = 982.7 m³

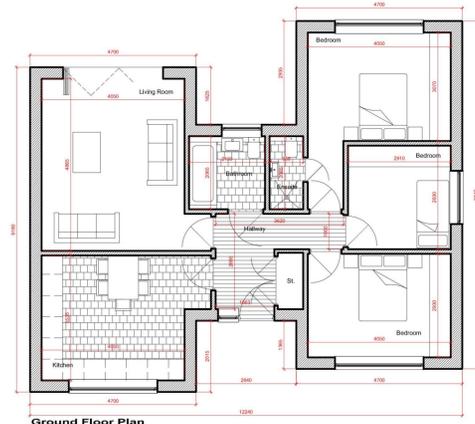
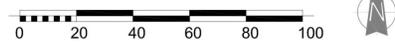
NEW BUILD AREAS DETAILS:

- unit1 = 105 m²
- unit2 = 105 m²
- unit3 = 105 m²
- unit4 = 105 m²
- TOTAL = 420 m²

NEW BUILD VOLUMES DETAILS:

- unit1 = 252 m³
- unit2 = 252 m³
- unit3 = 252 m³
- unit4 = 252 m³
- TOTAL = 1,008 m³

EXISTING LOCATION PLAN - 1:1250



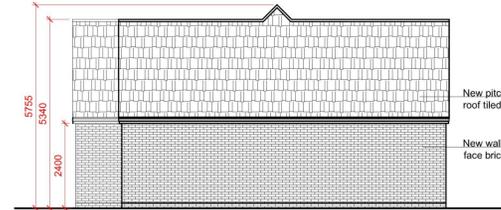
Ground Floor Plan



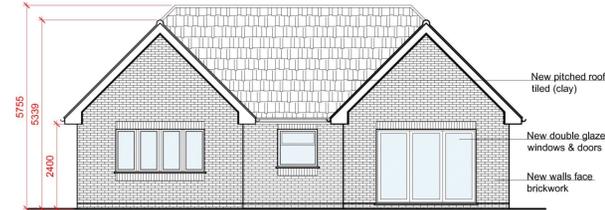
Front Elevation



Side Elevation



Side Elevation



Rear Elevation



PROPOSED SITE/BLOCK PLAN - 1:500



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Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

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Revision	Date
A	21.06.21
B	22.06.21
C	06.09.21
D	14.10.22
E	02.03.23
F	28.06.23
G	05.07.23
H	05.10.23
I	20.08.24
J	10.09.25
K	10.12.25
L	18.12.25



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Client
MR M. TURRANT
Project
7 THE GREENWAY
RUNWELL
WICKFORD
ESSEX

Description
PROPOSED NEW BUILD PLANS
4NO. UNITS (3 BEDROOM DETACHED)
2no. Market housing - 2no. selfbuild
REVISED SCHEME

PLANNING	Scale	Drawn	Date
A1@1:100/500	PDE	FEB 2021	
ADP392EP	02	L	

PROPOSED PLANS



Front Elevation

Plot 1



Front Elevation

Plot 2



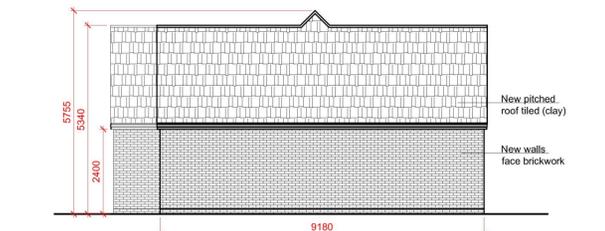
Front Elevation

Plot 3



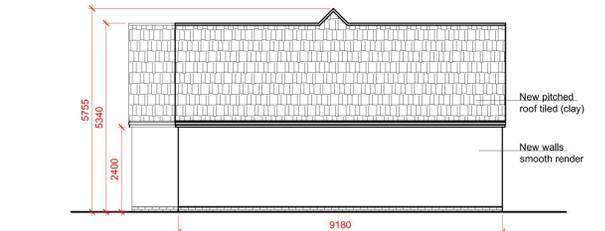
Front Elevation

Plot 4



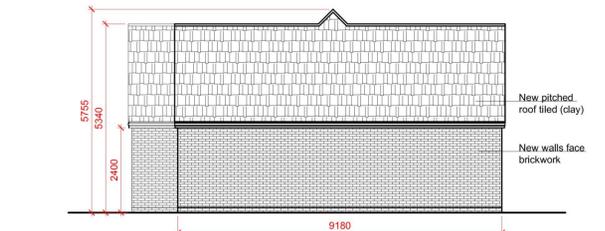
Side Elevation

Plot 1



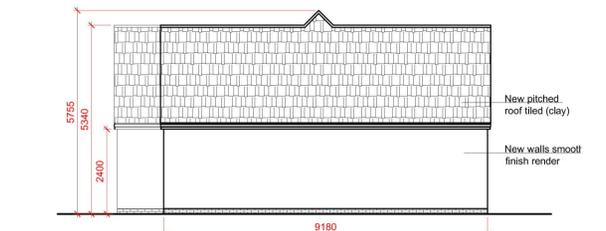
Side Elevation

Plot 2



Side Elevation

Plot 3



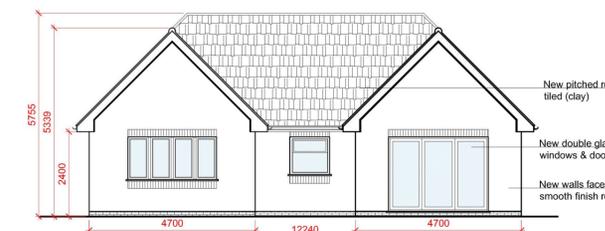
Side Elevation

Plot 4



Rear Elevation

Plot 1



Rear Elevation

Plot 2



Rear Elevation

Plot 3



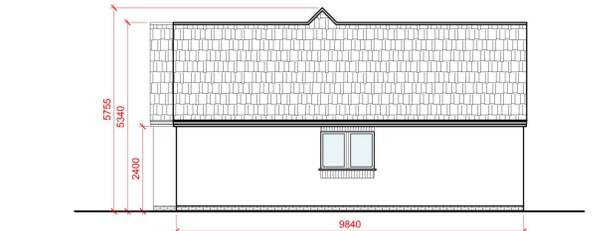
Front Elevation

Plot 4



Side Elevation

Plot 1



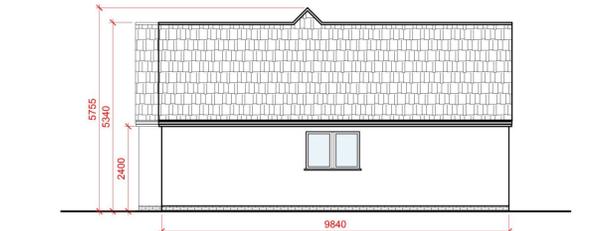
Side Elevation

Plot 2



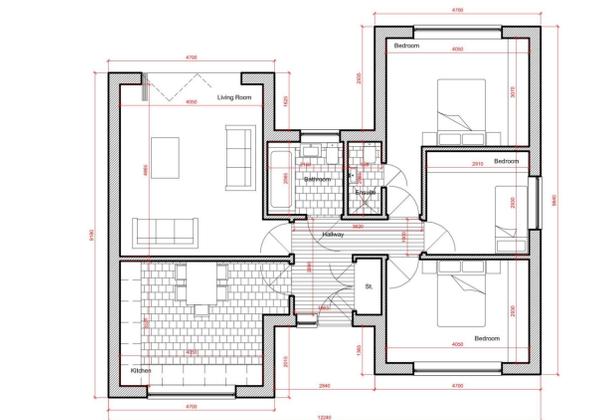
Side Elevation

Plot 3

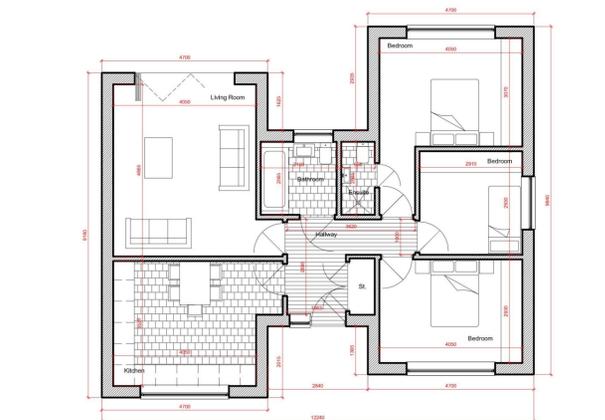


Side Elevation

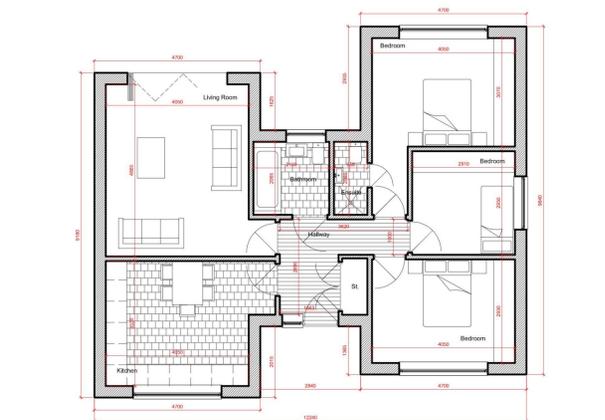
Plot 4



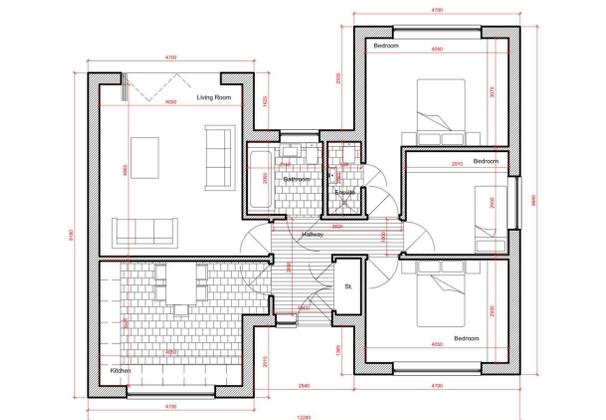
Ground Floor Plan



Ground Floor Plan



Ground Floor Plan



Ground Floor Plan



PROPOSED PLANS

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Revision	Date
A Minor amendments	18.12.25



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Client
MR M. TURRANT

Project
7 THE GREENWAY
RUNWELL
WICKFORD
ESSEX

Description
PROPOSED NEW BUILD PLANS
4NO. UNITS (3 BEDROOM DETACHED)
2no. Market housing - 2no. selfbuild
REVISED SCHEME

Status
PLANNING

Scale	Drawn	Date
A1@1:100/500	PDE	FEB 2021
Job number	Drawing no.	Revision
ADP392EP	05	A

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This drawing is not to be for Land Registry purposes.

Revision	Date
-	-



BLOCK PLAN - 1:500 - RETURNED UNDEVELOPED LAND



RETURNED UNDEVELOPED LAND PLANS



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w: www.architecturaldesignandplan.com

Client	MR M. TURRANT
Project	7 THE GREENWAY RUNWELL WICKFORD ESSEX
Description	PROPOSED NEW BUILD PLANS 4NO. UNITS (3 BEDROOM DETACHED) 2no. Market housing - 2no. selfbuild REVISED SCHEME PROPOSED RETURNED/UNDEVELOPED PLAN
Status	PLANNING
Scale	A1@1:500
Date	JAN 2026
Drawn	PDE
Job number	ADP392EP
Drawing no.	06
Revision	-