

24 March 2026 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor R. Lee (Chair)

and Councillors

J. Armstrong, H. Clark, S. Dobson, J. Frasca, S. Hall, R. Hyland,
J. Lardge,
V. Pappa, E. Sampson, A. Thorpe-Apps, C. Tron, and P. Wilson

Local people are welcome to attend this meeting, where your elected Councillors take decisions affecting YOU and your City. There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please email committees@chelmsford.gov.uk or phone 01245 606480

PLANNING COMMITTEE

24 March 2026

AGENDA

1. Chair's Announcements

2. Apologies for Absence

3. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

4. Minutes

To consider the minutes of the meeting held on 24 February 2026.

5. Public Question Time

Any member of the public may ask a question or make a statement at this point in the meeting, provided that they have submitted their question or statement in writing in advance. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Committee is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Where an application is returning to the Committee that has been deferred for a site visit, for further information or to consider detailed reasons for refusal, no further public questions or statements may be submitted.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

6. 25/01563/FUL - Twitty Grange, Twitty Fee, Danbury, Chelmsford, Essex, CM3 4PG

7. 25-01448-FUL - Land Rear Of 7 The Greenway, Runwell, Wickford, Essex

8. Planning Appeals

MINUTES
of the
PLANNING COMMITTEE
held on 24 February 2026 at 7pm

Present:

Councillor R. Lee (Chair)

Councillors, J. Armstrong, H. Clark, J. Frasca, S. Hall, R. Hyland, J. Lardge, J. Raven, E. Sampson, A. Thorpe-Apps, and P. Wilson

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. Apologies for Absence

Apologies for absence were received from Cllrs Dobson, Pappa and Tron. Cllr Raven substituted for Cllr Dobson.

3. Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meetings on 9 and 15 December 2025 were confirmed as a correct record and signed by the Chair.

5. Public Question Time

Public questions had been submitted in advance for Items 6-8 which are summarised under the relevant item. [The questions and statements submitted in advance can be viewed via this link.](#)

6. 25/01025/FUL – Land North of Highwood Road Roundabout, Writtle, Chelmsford, Essex

The Committee considered an application for a change of use of land to one Gypsy/Traveller pitch, comprising of one mobile home, one touring caravan, associated works and the formation of new access. The Committee heard that the proposal had been referred to them by a Local Ward Councillor, due to the level of local interest and opposition which warranted public scrutiny. The Committee were informed that previous applications on the site had been refused but that since then the Council's position in terms of supply and delivery of Gypsy/Traveller pitches had not improved, with an unmet need remaining. The Committee heard that Government policy was clear in this scenario and that the provisions in paragraph 11(d) of the National Planning Policy Framework (NPPF) therefore applied, commonly known as the 'titled balance'. The Committee noted that this meant the planning balance was in effect 'tilted' in favour of approving the application and that the site was considered 'grey belt' land, paragraph 155 of the NPPF was complied with, resulting in it not being viewed as inappropriate development. It was noted that some adverse impacts were present such as the character of the site, but that these would not significantly and demonstrably outweigh the benefits of providing a further pitch within a sustainable location.

The Committee were informed that the application had been accompanied by the required ecological surveys, revisions to the access improving visibility, a financial contribution to mitigate the likely significant adverse effects on Habitats sites and a Flood Risk Assessment. This meant that the previous reasons for refusal had been suitably addressed by the new application and it was recommended for approval subject to conditions. [The Committee noted the green sheet of amendments which detailed an amended condition for this item.](#)

The Committee heard from a member of the public who spoke in support of the application, detailing the introduction of 'grey belt' land within the 2024 NPPF and that the site had met the required tests of paragraph 155 of the NPPF. They also detailed the changes to the application before the Committee compared to previous refusals, which officers had stated were adequately addressed. The Committee heard that the application represented a Policy DM3 compliant scheme providing a much need windfall site to meet current unmet need.

The Committee also heard from a member of the public who felt that the application was still an inappropriate development, with key refusal reasons from previous applications still remaining and despite being 'grey belt' did not provide required substantial public benefits. They also detailed concerns regarding residual harm to the character and appearance of the area and concluded that the application should be refused based on the level of harm standing being excessive and that the proposed conditions did not sufficiently mitigate the harm of the proposed development.

The Committee also heard from a Local Ward Member who viewed the application as an opportunistic one, taking advantage of the Council's temporary shortfall of pitches as a result of Central Government's changes to the NPPF. They also highlighted significant concerns with walking into Writtle from the application site, being dangerous due to the national speed limit road, potential residents would have to navigate and cross. They also stated that the previous refusal reasons still applied in their view, that the site was in the Green Belt and that harm would be caused to the appearance and character of the village.

In response to the points raised, officers confirmed that;

- Their view was that all of the relevant tests of Paragraph 155 of the NPPF had been met so the development was seen as appropriate.
- The Committee could only consider the planning application that had been submitted and that the proposed conditions were viewed as appropriate.
- The previous refusal mainly related to a lack of technical information being provided, which had now all been addressed.
- It was a matter of fact that the Council could not demonstrate a sufficient 5 year housing supply for Gypsy/Traveller pitches and as a result the tilted balance in favour of development was engaged.
- The access was viewed as safe and suitable by officers who had visited the site and also by the Highways Authority, who had made no objections.

In response to questions from the Committee officers stated that;

- The Local Plan review was set to allocated 30 Gypsy/Traveller sites against a need of 44, so the Council would remain reliant on some windfall sites.
- The Highways Authority were content with the proposal, in terms of safe access and egress from the site, also that for a refusal on highway grounds a significant impact would need to be demonstrated.
- The site was in a sustainable location, close to the village, comfortably within walking distance to the local school and community facilities.
- The application met all required tests to be considered as 'grey belt' land and officers could not offer more information on this.
- Approving the application would not set a precedent as each case would continue to be judged on its own merits

RESOLVED that the application be approved subject to the conditions detailed in the report and on the green sheet.

(7.03pm to 8.16pm)

[7 & 8. 25/01195/FUL & 25/01194/FUL – Field at Greenacre Lane, Stock, Ingatestone, Essex](#)

The Committee considered the two similar applications together and then voted on individual resolutions for each item.

[The Committee were reminded of the Green Sheet of amendments which detailed that an appeal had been lodged by the applicant for non-determination against both applications.](#) This meant that the Council could no longer make a formal decision on the applications, with the Planning Inspectorate now the official decision maker for the two applications. Therefore, the Committee considered the applications and were asked to provide what their decision would have been if they had been able to determine the applications.

The Committee were asked to consider the two applications, one for a Hay/Feed Barn and one for an agricultural storage barn on at Greenacre Lane in Stock which had been referred at the request of a Local Ward Member due to the high number of local objections to both applications. The Committee heard that neither barn would accommodate livestock, that they formed part of a wider agricultural holding and that access would be via a farm track which connected the site with Smallgains Lane. The Committee heard that despite being in the greenbelt, as they were for agricultural purposes they did not constitute inappropriate development. The Committee were informed that the effect of the two buildings and their use

would not unacceptably harm the character and appearance of the area, there was reasonable distance to residential dwellings and that traffic levels were likely to be reduced to storage being available on the site. The Committee also heard that due to the proposal being on existing hardstanding and with an existing access, there was unlikely to be an impact on local habitat as no groundworks were proposed and that the likelihood of surface water flooding would not increase. The Committee were informed that the proposed barns complied with the Development Plan as a whole and were therefore recommended for approval subject to conditions.

The Committee heard from local residents who raised concerns with the two applications. These concerns included compliance and enforcement on other applications on the site, increased traffic, Highway Safety and condition of the lane, landscaping and visual impacts, enforcement of livestock restrictions and the appeal procedure. Concerns were also raised about the expansion of the livestock operation, damage to the local lane, adverse impacts from traffic and noise and general overdevelopment of the area if approved.

The Committee also heard from Local Ward Members who echoed the concerns raised by local residents. They also highlighted how narrow the lane and nearby lanes were, which were regularly used by local residents which would conflict with increased vehicle movements from the development. They also stated that they felt vehicular movements would increase rather than decrease as a result and that a condition should be added that any verge or road damage from construction traffic should be repaired at the applicant's cost. They also referred to other enforcement cases on the site that had concerned local residents and that this combined with the two proposed barns had led to greater concerns.

In response to the points raised, officers confirmed that they did not foresee increased traffic levels, the Highways Authority had not raised any concerns and that responsibility for the Highway and verges laid with the Highways Authority. The Committee heard that any damage to the Highway should be reported to the Highways Authority and that public nuisance from smells should not increase, as the barns were for storage but that any of those concerns should be reported via Environmental Health if required. They also stated that other applications on the site or ongoing enforcement cases were separate matters, that should not be considered by the Committee.

In response to questions from the Committee officers noted that;

- Any impact from what was just two barns, was deemed to be modest rather than moderate on the local area.
- The barns would be situated on current hardstanding, meaning that drainage and soakaways would not be affected.
- The Committee were only tasked with considering the two barns applied for, not any other barns on the site.
- They did not view the proposals as having an adverse impact on the Green Belt.
- It was viewed as appropriate for the barns to be grouped in the Southeast corner of the field, rather than spread wider across it.

RESOLVED that if the Council were determining application 25/01195/FUL it would have been approved subject to the conditions detailed in the report and on the green sheet.

RESOLVED that if the Council were determining application 25/01194/FUL it would have been approved subject to the conditions detailed in the report and on the green sheet.

9. Planning Appeals

RESOLVED that

1. the information submitted to the meeting on appeal decisions between 25th November 2025 and 10th February 2026 be noted.
2. Officers be thanked for their hard work and time in supporting the Committee's decision on the Fox and Raven appeal, which the Planning Inspectorate had supported by dismissing the appeal.

(8.17pm to 8.45pm)

The meeting closed at 8.45pm.

Chair

PLANNING POLICY BACKGROUND INFORMATION

The Chelmsford Local Plan 2013 – 2016 was adopted by Chelmsford City Council on 27th May 2020. The Local Plan guides growth and development across Chelmsford City Council's area as well as containing policies for determining planning applications. The policies are prefixed by 'S' for a Strategic Policy or 'DM' for a Development Management policy and are applied across the whole of the Chelmsford City Council Area where they are relevant. The Chelmsford Local Plan 2013-3036 carries full weight in the consideration of planning applications.

Local Plan review

The Council is currently reviewing the adopted Chelmsford Local Plan 2020. A Pre-Submission (Regulation 19) Local Plan and accompanying Integrated Impact Assessment was presented to Chelmsford Policy Board on 16th January 2025 with a recommendation to publish for public consultation. This recommendation was agreed by Chelmsford Policy Board, the content of the Pre-Submission (Regulation 19) Local Plan continues to have limited weight for the purposes of decision-making on planning applications.

Policy	Policy Description
SPS1	Strategic Policy S1 Spatial Principles - The Spatial Principles will guide how the Strategic Priorities and Vision will be achieved. They will underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations.
SPS11	Strategic Policy S11 The Role of the Countryside - The openness and permanence of the Green Belt will be protected. Inappropriate development will not be approved except in very special circumstances. The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks. The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt is designated as the Rural Area. 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.
DM6	Policy DM6 - New Buildings in the Green Belt - Where new buildings are proposed within the Green Belt, inappropriate development will not be approved except in very special circumstances. Planning permission will be granted for the redevelopment of previously developed land and replacement buildings subject to meeting prescribed criteria.
DM10	Policy DM10 - Change of use (Land & Buildings) & Engineering operations - Planning permission will be granted for the change of use of buildings in the Green Belt, Green Wedges and Rural Area subject to the building being of permanent and substantial construction and where the building is in keeping with its surroundings. Engineering operations will be permitted within the Green Belt where they preserve openness, do not conflict with the purposes of including land in the Green Belt, and do not harm the character and appearance of the area. Changes of use of land will be permitted in the Green Wedges and Rural Area where the development would not adversely impact on the role, function and intrinsic character of the area.
DM13	Policy DM13 - Designated Heritage Assets - The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. The Council will preserve Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments.

Policy	Policy Description
DM14	Policy DM14 - Non-Designated Heritage Assets - Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Any harm or loss will be judged against the significance of the asset.
DM16	Policy DM16 - Ecology & Biodiversity - The impact of a development on Internationally Designated Sites, Nationally Designated Sites and Locally Designated Sites will be considered in line with the importance of the site. With National and Local Sites, this will be balanced against the benefits of the development. All development proposals should conserve and enhance the network of habitats, species and sites.
DM18	Policy DM18 - Flooding/Suds - Planning permission for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding. All major developments will be required to incorporate water management measures to reduce surface water run off and ensure that it does not increase flood risk elsewhere.
DM23	Policy DM23 - High Quality & Inclusive Design - Planning permission will be granted for development that respects 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. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
DM25	Policy DM25 - Sustainable Buildings - All new dwellings and non-residential buildings shall incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions and the use of natural resources. New dwellings and non-residential buildings shall provide convenient access to electric vehicle charging point infrastructure.
DM26	Policy DM26 - Design Specification for Dwellings - All new dwellings (including flats) shall have sufficient privacy, amenity space, open space, refuse and recycling storage and shall adhere to the Nationally Described Space Standards. These must be in accordance with Appendix B. All houses in multiple occupation shall also provide sufficient communal garden space, cycle storage, parking and refuse and waste storage.
DM27	Policy DM27 - Parking Standards - The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009) or as subsequently amended when determining planning applications. The relevant standards are contained in the 2024 Essex Parking Guidance which were adopted by Chelmsford City Council in 2025.
DM29	Policy DM29 - Protecting Living & Working Environments - Development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing. Development must also avoid unacceptable levels of polluting emissions, unless appropriate mitigation measures can be put in place and permanently maintained.

Policy	Policy Description
DM30	Policy DM30 - Contamination & Pollution - Permission will only be granted for developments on or near to hazardous land where the Council is satisfied there will be no threat to the health or safety of future users and there will be no adverse impact on the quality of local groundwater or surface water. Developments must also not have an unacceptable impact on air quality and the health and wellbeing of people.
NHP	The Neighbourhood Plan sets out the local community's aspirations for the area and establishes policies for development and land use in the area. A 'made' Neighbourhood Plan forms part of the adopted Development Plan. Where a plan has been drafted and consulted on, but not yet 'made', it is a material planning consideration.
APPB	Appendix B forms part of the adopted Local Plan and provides information about standards that apply to all new residential developments in Chelmsford including conversions, apartments, houses, Houses in Multiple Occupation (HMO's) and extensions, unless it can be demonstrated that the particular site circumstances require a different design approach. The standards seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling.

VILLAGE DESIGN STATEMENTS

VDS: Sets out the local community's view on the character and design of the local area. New development should respect its setting and contribute to its environment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was updated in December 2024. It sets out the Government's planning policies for England and how these should be applied.

Paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and should be read as a whole.

Paragraph 7 says that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development meant that the planning system has three overarching objectives; an economic objective; a social objective; and an environmental objective. A presumption in favour of sustainable development is at the heart of the Framework.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed



Planning Committee
24th March 2026

Application No	:	25/01563/FUL Full Application
Location	:	Twitty Grange Twitty Fee Danbury Chelmsford Essex CM3 4PG
Proposal	:	Change of use from retail members only club (Sui Generis) to flexible employment use (use class E[g][iii], B2, B8).
Applicant	:	Mr Ryan Parsons Yewdale Investments
Agent	:	Mr Andrew Beard
Date Valid	:	10th December 2025

Appendices:

Appendix 1 Drawings
Appendix 2 Consultations

1. Executive summary

- 1.1. This application is referred to planning committee at the request of a local ward member due to concerns about: intensification of the use; harm to the character of the rural area and the protected lane; insufficient weight placed on the Danbury Neighbourhood Plan dark skies policy; insufficient planning balance placed on consultees, past enforcement records and complaints of retrospective elements within the application.
- 1.2. The application is to change the use of a building from a private retail members club which is sui generis, to a flexible use class of B2, B8 and E(g)(iii).
 - Use Class B2 is the carrying on of an industrial process
 - Use Class B8 is for the use as storage or as a distribution centre.
 - Use Class E(g)(iii) is for any industrial process which can be carried out in any residential area without detriment to the amenity of that area.
- 1.3. The site is located within open countryside in the Rural Area. It is approximately 300m northeast of the defined settlement of Danbury on the corner of Twitty Fee to the east and Hopping Jacks Lane to the north. It is surrounded by a 2m security fence and, to a large part, native hedgerow. It is accessed via a powered sliding gate from Twitty Fee.
- 1.4. The building on the site is set back approximately 27m from the road. It was originally constructed in or around 2009 as an agricultural building. In 2022 it received permission for Use Class B8 which is for storage and distribution. In the same year it received permission to change to a private retail members club, a sui generis use and it currently remains in this use.
- 1.5. Twitty Fee is a protected lane within the Rural Area. There are two Grade II listed buildings within the vicinity, 200m to the northeast is Brocks Farmhouse and 300m to the southeast Garlands Farmhouse. The closest neighbouring dwelling is 200m from the site.
- 1.6. No external changes are proposed to the building. The effect of the proposed uses would have no greater impact on the significance of the protected lane or the listed buildings than the previous commercial uses. Furthermore, the proposed uses would not adversely affect the intrinsic character and beauty of the Rural Area.
- 1.7. Due to distance, the uses will not adversely affect the neighbouring amenities of the nearest dwellings.
- 1.8. The proposed uses are unlikely to generate an unacceptable level of traffic to the site to affect dwellinghouses along the lane. It is also considered that due to the limited size of the building and site it would not give rise to an increase in traffic such as to have a significantly adverse effect on the character of the lane.
- 1.9. The proposed uses comply with the objectives of Chelmsford Local Plan and the Danbury Neighbourhood Plan taken as a whole and approval is recommended subject to conditions.

2. Description of site

- 2.1. The application site is in open countryside within the Rural Area approximately 300m northeast of the defined settlement of Danbury. It is sited on a junction facing Twitty Fee to the east and Hopping Jacks Lane to the north. Twitty Fee is a protected lane and therefore a non-designated heritage asset.
- 2.2. Set back approximately 27m from the road frontage the site contains a former agricultural building with approximate dimensions of 18m x 18m and a shallow pitched roof with an eaves height of 6m. It is finished in dark grey plastic-coated cladding with a corrugated sheet roof. The front elevation incorporates two glazed openings each with approximate dimensions of 6m x 6m.
- 2.3. The site is surrounded by an existing 2m perimeter security fence and, to a large part, native hedgerow. It is accessed by a powered sliding gate from Twitty Fee and has existing parking to the front of the building.
- 2.4. The area is characterised by open fields with sparse development surrounding the site. Twitty Fee and Runsell Lane in the vicinity of the site are typically bordered by hedgerows on either side, which provide a strong sense of vegetation and enclosure. An irregularly shaped area of woodland lies to the northeast of the site on the opposite side of Twitty Fee. There is a dwelling at the junction of Runsell Lane and Twitty Fee to the south of the site approximately 200m distant. To the north along Twitty Fee is another dwelling approximately 200m from the site and further along the lane, the Brooks Bros Timber Yard.

3. Details of the proposal

- 3.1. The proposal seeks approval for a change of use from a retail private members club to a flexible planning permission for the following Use Classes:
 - B2 – General Industrial
 - B8 – Storage and Distribution
 - E(g)(iii) – Industrial processes in residential locations
- 3.2. The grant of a flexible planning permission would enable the use of a building for any of the uses indicated. It would mean that the applicant could choose any one of the approved uses and it would not be necessary to obtain a further grant of planning consent to change between the uses at a later stage.
- 3.3. There would be no changes to the external appearance of the building or the surrounding environs of the site. Amended plans submitted during the lifetime of the application have clarified that there are currently no roller shutter doors fitted to the building and none are proposed as part of the current application.

4. Other relevant applications

- 4.1. 22/01247/CUPAR – Prior Approval Required - Approved 5th September 2022
Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to (Class B8) storage and distribution with ancillary office
- 4.2. 22/02109/FUL - Approved 9th March 2023
Change of use from existing warehouse (Use Class B8) to retail members club (sui generis).
- 4.3. The above application included the installation of the frontage glazing. The submitted plans indicated roller shutter doors from the original design of the building retained. The roller shutter doors were removed during implementation of the development.
- 4.4. 24/00117/FUL – Approved 26 March 2024
Single storey side extension.

5. Summary of consultations

- Public Health & Protection Services – no comments
 - Essex County Council Highways – the proposal is acceptable to the Highway Authority
 - Danbury Parish Council – object – summarised below:
 - Insufficient information regarding the intended use
 - Highway safety concerns
 - Detrimental effect on the intrinsic beauty and rural character of the area and protected lane in terms of operational use and external storage
 - Noise/light pollution impacting on the amenity of nearby properties
 - Operational hours
 - Roller shutters on plans have not been installed
 - No wider benefit for the community has been given
 - Contrary to claim there are trees along the boundary of the site
 - Request for conditions regarding parking, access for delivery vehicles, operating hours, external lighting and to mitigate impact of pollution including noise arising from industrial processes
 - Local residents – One objection – summarised below:
 - Concern regarding parking
 - Concern regarding highway safety
 - Concern regarding existing trees and hedges
 - Concern regarding sewage and waste storage
- 5.1. In summary the local resident’s representation objects on the grounds of inaccuracies in the application form and Planning Statement, noting existing parking, nearby trees, and previous drainage and waste provisions not acknowledged. They refer to the planning history, including the Retail Members Club approval, where ECC Highways initially raised significant concerns about intensification and imposed detailed controls on parking, servicing and vehicle numbers. They consider the current proposal to broaden the use to B2/E(g)(iii) to risk increased traffic on a single-track protected lane, contrary to Danbury Neighbourhood Plan Policies DNP15 and

DNP16, and argue that no evidence has been provided to demonstrate there would be no material increase in traffic or harm to the character or safety of the protected lane. They also question the need for the development given the recent approval of a large employment site near the A12 (see also Appendix 2).

6. Planning considerations

Main Issues

Development plan policies

- 6.1. The main issues are whether the proposed change of use would meet the requirements of Part C of Policy DM10 of the Chelmsford Local Plan (CLP). Whether the wider range of uses being proposed would have any greater impact on the protected lane than the existing use (DM14) and whether the proposed uses would be materially harmful to nearby residential property (DM29).
- 6.2. The main relevant CLP policies for consideration are S1 – Spatial Principles which amongst other things seeks to optimise the use of previously developed land and respect the character and appearance of landscapes. Policy S3 concerns conserving and enhancing the historic environment. Delivering economic growth is addressed broadly in Policy S8. Policy S11 – The Role of the Countryside seeks to carefully balance the requirement for new development within the countryside to meet identified development needs and to support rural communities. It also recognises the intrinsic character and beauty of the Rural Area where development will be permitted where it would not adversely impact on its identified character and beauty. Changes of use within the Rural Area (Policy DM10) lists criteria which the development must meet for permission to be granted. Designated heritage assets are protected at Policy DM13 and Policy DM14 seeks to retain the significance of non-designated heritage assets. Policy DM29 seeks to protect living and working environments.
- 6.3. The Danbury Neighbourhood Plan (DNP) was made (or adopted) on 20 December 2024. As such it forms part of the statutory development plan for the area. The following policies are of relevance to this application.
- 6.4. DNP10: Light Pollution and Night Skies require lighting schemes to protect the night sky from light pollution from external lighting and protect residents and areas of ecological value from any lighting scheme. DNP15; New Employment Development supports new businesses subject to and amongst other things safeguarding highway safety and their effect on the character and appearance of the area. Protected lanes are addressed in DNP16. This policy largely reflects the objectives of CLP Policy DM14.

Principle of development

- 6.5. Policy DM10 of the CLP states that planning permission will be granted for the change of use of buildings in the Rural Area where:
- 6.6. *i. The building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction*

The building was constructed in or around 2009 to be used for agricultural purposes. It appears to be in good condition, is of permanent and substantial construction and no external works are indicated to convert the building.

- 6.7. *ii. The building is in keeping with its surroundings and any alterations or extensions do not harm its original character*

The building appears typical of a modern agricultural barn except for the part glazed frontage. The application drawings do not indicate material changes to the design or external appearance of the existing building. The proposed change of use would not alter the building's character.

- 6.8. *iii. It does not adversely impact upon the identified intrinsic character, appearance and beauty of the Rural Area.*

The use of the building would be changed from a retail members club to a flexible use of general or light industrial or storage and distribution. The size of the unit would not be increased, neither would the parking area. The mature boundary vegetation would remain. The existing building does not include roller shutter doors. These were at one time fitted but were removed prior to submission of the current application. The proposal does not include their reinstallation. It is acknowledged that there would be some light spill through the glazing, which would be most apparent during winter months when daylight hours are shorter. This would not be to an unacceptable degree. The building as it is, does not have an adverse impact on the identified intrinsic character, appearance and beauty of the Rural Area. The new uses would be unlikely to result in any material change to the character or appearance of the area. (See also Heritage section below).

A condition has been imposed to ensure there would be no external storage within the site to protect the intrinsic character and beauty of the Rural Area.

- 6.9. *iv. The building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.*

The building was constructed as an agricultural building over ten years ago and has already changed use.

The proposal, therefore, complies with Policy DM10 of the Local Plan and DNP15 of the DNP.

Heritage

- 6.10. Twitty Fee is a protected lane, non-designated heritage asset. Policy DM14 – Non-Designated Heritage Assets and Policy DNP16 of the DNP - Protected Lanes seek to retain their significance. Approximately 200m to the northeast lies Brocks Farmhouse and 300m to the southeast Garlands Farmhouse, both are Grade II listed and are protected by Policy DM13 – Designated Heritage Assets.

- 6.11. The lane is single track and has established hedgerow on either side. It is visually pleasing and has historic integrity and habitat value. There is limited evidence of damage to verges. No trees or sections of hedgerow within the protected lane are proposed for removal. The use of the site would be limited by its size and the type of use proposed so trip generation from the proposal is estimated to be quite low in overall terms. As such the proposal would be unlikely to increase

traffic levels to the extent that this would cause a significantly adverse effect on the character of the lane through damage to verges and suchlike.

- 6.12. The glazing to the front elevation of the property would result in some light spill, however, this does not detract from the protected status of the lane.
- 6.13. The proposed range of uses would be unlikely to result in a materially greater effect on the significance of the protected lane, or the listed buildings, than the previous commercial uses in terms of light pollution (see also below) and traffic. A condition has been imposed to prevent external storage.
- 6.14. As such the proposal would comply with CLP Policies DM13 and DM14 and Policy DNP16 of the DNP.

Lighting

- 6.15. The proposal does not include additional lighting or external lighting. To protect the rural nature of the area and in line with Policy DNP10 of the DNP – Light Pollution and Night Skies, a condition has been recommended to ensure that any additional external lighting would require the submission of details to be first agreed formally in writing by the local planning authority. It is accepted that the glazed screen to the front of the development would result in some light spill. This would be from within the building rather than external lighting. The effect on light spill would be minimal. As such the proposal would comply with Policy DNP10 of the DNP.

Neighbouring amenity

- 6.16. Due to its size, approximately 312sqm internal floor area in total and the nature of the uses, it is considered that the proposed uses would not generate an unacceptable level of traffic along the rural lane in comparison to the existing use. Adequate off street car parking would be provided. The highway authority has been consulted on the application and raises no objection.
- 6.17. It is acknowledged that the glazed screen to the front of the development would result in some light spill. However, there are no properties or other development within the vicinity that would be materially harmed as a result.
- 6.18. The distance between the site and the nearest residential dwellings are such that noise is not likely to be an issue, particularly given the nature of the proposed uses. However, conditions are proposed regarding the hours of use for the building and restricting delivery times.

Other material considerations

- 6.19. Paragraph 6 of the National Planning Policy Framework (NPPF) seeks to build a strong and competitive economy. It advises at paragraph 85 that “*planning decisions should help create the conditions in which businesses can invest, expand and adapt*”. Economic growth in rural areas is referred to in paragraph 88 where it states that planning decision should enable, *a) the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings*”.
- 6.20. The proposal would meet these objectives.

- 6.21. In addition, Policy DNP15 of the DNP – New Employment Development, supports proposals that provide new employment opportunities where they *“do not result in an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe”*
- 6.22. The Local Highway Authority find the proposal acceptable and have not highlighted any impacts on highway safety. In addition, as stated above, the traffic generated by the proposal would not be unacceptable in comparison to the existing use. It would not have a severe cumulative impact on the road network

Other Matters

- 6.23. Concern has been raised regarding the existing vegetation around the site. Policy DNP16 of the DNP states that development proposals will be supported where it can be demonstrated that the proposal will not detrimentally affect the character and setting of a Protected Lane through changes to trees, hedgerows, banks, ditches or verges. No changes are proposed that would affect the current boundary treatment or any trees and hedges near to the site.
- 6.24. Concern was also raised about the sewage generated at the site. The development is already in situ and the means to deal with sewage at the site is already in place.

Conclusion/Planning balance

- 6.25. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration.
- 6.26. The proposal is for the change of use of an existing former agricultural building that since it was no longer needed for agriculture has accommodated commercial uses. The proposal to use the premises for industrial and commercial uses would comply with the criteria of Policy DM10 (Change of Use (Land and Buildings...)) and heritage policies relating to listed buildings and the protected lane (DM13 and DM14). The proposed development is also supported by NPPF policy which recognises the need to enable the sustainable growth and expansion of all types of rural businesses.
- 6.27. Given the reasonable distance between the building and neighbouring property and the limitations on the uses imposed by its modest floor area the proposed uses are unlikely to result in any material harms to nearby residential amenity. Any changes in traffic resulting from the proposed uses are unlikely to be so materially different from the existing lawful use to cause unacceptable harm to highway safety or the road network.
- 6.28. This application would not harm neighbouring occupiers or the character and appearance of the area. It complies with Policies within the Local Plan (see above) and the DNP and would meet the NPPF objective of encouraging sustainable economic growth in the rural area.
- 6.29. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable and in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

7.1. This application is not CIL liable

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

Prior to their installation details of any change of external lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall then be installed in accordance with the approved details.

Reason:

To ensure that the development would not result in unacceptable light pollution within the rural area in accordance with Policy DM10 of the Chelmsford Local Plan.

Condition 4

The existing hardstanding shown on approved plan 296-20/A, shall be kept available at all times for the parking and turning of vehicles.

Reason:

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

Condition 5

Deliveries shall be taken at or despatched from the site only between 0800 – 1800 on Monday to Friday and not at any time on Saturdays, Sundays or on Bank or Public Holidays.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 6

No external storage shall take place within the application site outlined in red on the approved Site Location Plan PP-14461459v1.

WEB
03FCOM

Reason:

In the interests of the visual amenities of the area in accordance with Policy DM10 and DM23 of the Chelmsford Local Plan.

Condition 7

Machinery shall be operated and processes shall be carried out at the site only between 0800 – 1800 on Monday to Friday, 0800 – 1300 on Saturday and not at any time on Sundays or on Bank or Public Holidays.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 8

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. The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.

Reason:

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

Condition 9

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the premises shall be used solely for purposes within B2 or B8 or Class E(g)(iii) and for no other use within Class E or permitted change from B8 without the grant of an additional planning permission by the local planning authority.

Reason:

In the interests of protecting the character and appearance of the locality, highway safety, local amenity and ensuring the impact of other Class E uses or any potential permitted changes of use from B8 are properly assessed in accordance with Policy DM13, DM14, DM23 and DM29 of the Chelmsford Local Plan.

Notes to Applicant

- 1 The Council's Public Health and Protection Services team should be contacted with regard to the need for any new or varied Licences or Permits that may be required under the Licensing Act 2003.
- 2 The applicant is advised that new signage for the proposed development may need advertisement consent

Positive and Proactive Statement

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:

Site Location Plan
296-25/B
296-20/B

Appendix 2 – Consultations

Public Health & Protection Services

Comments
12.12.2025 - No PH&PS comments with regard to this application

Essex County Council Highways

Comments
24.12.2025 - Your Ref: 25/01563/FUL Our Ref: CO/EGD/SD/RM/CHL/25/1563/52393 Date:- 24th December 2025 The site benefits from historical commercial use. From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority as it is not contrary to the following Development Management policies: - A) Safety Policy DM1 ' DM7 of the Highway Authority's Development Management Policies and NPPF 2024. B) Accessibility Policy DM9 and DM11 of the Highway Authority's Development Management Policies and NPPF 2024.

WEB
03FCOM

C) Efficiency/Capacity Policy DM1 ' DM6 of the Highway Authority's Development Management Policies and NPPF 2024.

D) Road Hierarchy Policy DM2 - DM5 of the Highway Authority's Development Management Policies and NPPF 2024.

E) Parking Standards Policy DM8 of the Highway Authority's Development Management Policies which refers to the Parking Standards.

Danbury Parish Council

Comments

14.01.2026 - The Parish Council strongly objects to this application for the following reasons:

1. The application is premature as it provides insufficient information about the intended use and therefore, it is not possible to adequately assess the extent and impact:

a. of the vehicular use on Twitty Fee which is a rural, narrow, protected lane, provision of staff/customer parking and access for delivery vehicles. Being a narrow, single track carriageway, Twitty Fee is not suitable for on road parking, or traffic queuing to access the site. Hopping Jacks Lane is not suitable for vehicular access, particularly HGVs, by way of its narrowness.

b. of any external storage or operational use on the intrinsic beauty and rural character of the area and protected lane.

c. of any noise/light pollution arising from activities on site. Whilst there are no immediate neighbours, the openness of the landscape in this location may result in light pollution impacting on the amenity of nearby properties.

d. operational hours.

2. The roller shutters shown in the plans have not been installed leading to potential light pollution at night.

3. No local or wider benefit for the community has been demonstrated. Neither has a need for additional employment space, particularly in light of approval being given for application 24/01768/OUT at the A414 junction with the A12.

4. The planning statement states that there are no adjacent trees, however this is incorrect as there are trees along the boundary of the site with Dial Common (along Hopping Jacks Lane.)

5. The Parish Council refers officers to the recent planning history of the site and issues raised.

6. If officers are minded to grant planning permission and/or the site reverts to B8 use, then the existing conditions for the site should be retained, particularly in respect of highways, parking, access for delivery

vehicles, operating hours and external lighting.

A condition should also be included to ensure the installation of the roller shutters shown in the plans and to ensure that the impact of light pollution from internal lighting is kept to a minimum. This is to ensure compliance with Danbury Neighbourhood Plan Policies DNP10, 15 and 16

7. Please could conditions also be included to reduce the impact of any possible noise pollution or pollution arising from industrial processes.

Local Residents

Comments

Representation received. Objects. Summarised below.

- The application form states *no* existing parking, *no* adjacent trees/hedges, *unknown* foul drainage arrangements and *no* waste/recycling storage.
 - Parking already exists on site and is controlled through an Essex County Council (ECC) Highways condition and a Car Park Service Management Plan.
 - The site is flanked by trees on Hopping Jacks Lane/Dial Corner on designated common land.
 - The previous use included staff facilities and waste storage.
- The Planning Statement refers to “changing back” to B2/B8 use, but there has never been approval for Class E(g)(iii) or B2 uses on the site.
- The building was originally agricultural, later converted under 22/01247/CUPAR to B8 storage with ancillary office and staff use.
- Application 22/02109/FUL (Retail Members Club, Sui Generis) was subsequently approved.
 - ECC Highways initially recommended refusal due to insufficient evidence on traffic generation and risk of displaced parking on narrow rural lanes.
 - Following clarification (including limiting membership to 75 households, increasing parking to 8 spaces, and providing a Car Park Service Management Plan), ECC Highways withdrew its objection subject to conditions controlling vehicle numbers, parking, servicing, and delivery arrangements.
 - The plan also limited van deliveries to two per day.
- ECC’s original concerns about intensification of traffic on narrow lanes were significant and

considers these relevant to the current application.

- The site is accessed via a single-track protected lane used by walkers, cyclists and horse riders.
- ECC's current position does not appear to account for:
 - Previous specific controls imposed on the Retail Members Club use.
 - ECC's own definition of "intensification" (increase in number/type of movements or change in traffic pattern).
 - Previous advice received during the Neighbourhood Plan process that development generating additional traffic on these lanes should be avoided.
- Although the Planning Statement indicates no external alterations, the front façade has been changed and roller shutter doors removed.
- They report that the Council advised that reinstatement could not be required as no condition controlled this element.
- The submitted Planning Statement omits reference to the Danbury Neighbourhood Plan (adopted December 2024).
- Relevant policies highlighted:
 - DNP15: Support for employment uses only where they do not result in unacceptable highway safety impacts or severe cumulative transport effects.
 - DNP16:
 - Development on Protected Lanes must not harm their character or cause a material increase in traffic with adverse effects.
 - Pedestrian safety must be considered.

The proposal would be contrary to these policies as no evidence has been provided to demonstrate that traffic levels would not materially increase or harm the character or safety of the protected lane.

- The recent appeal decision (ref. 24/01769/OUT) granting a large commercial scheme adjacent to the A12, arguing this reduces any need for additional B2/B8/E(g)(iii) floorspace in this sensitive rural location.
- The proposal seeks additional use classes (E(g)(iii) and B2).
 - These uses typically generate more and different types of traffic than B8 use.
 - Approving broader use classes without a known occupier prevents assessment of specific impacts.
 - Any intensification should require a full planning assessment including detailed highways, noise and environmental analysis.

Location Plan

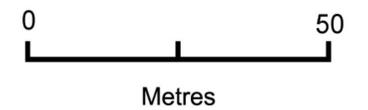
Site Address: Twitty Grange, Twitty Fee, Danbury, Chelmsford, CM3 4PG

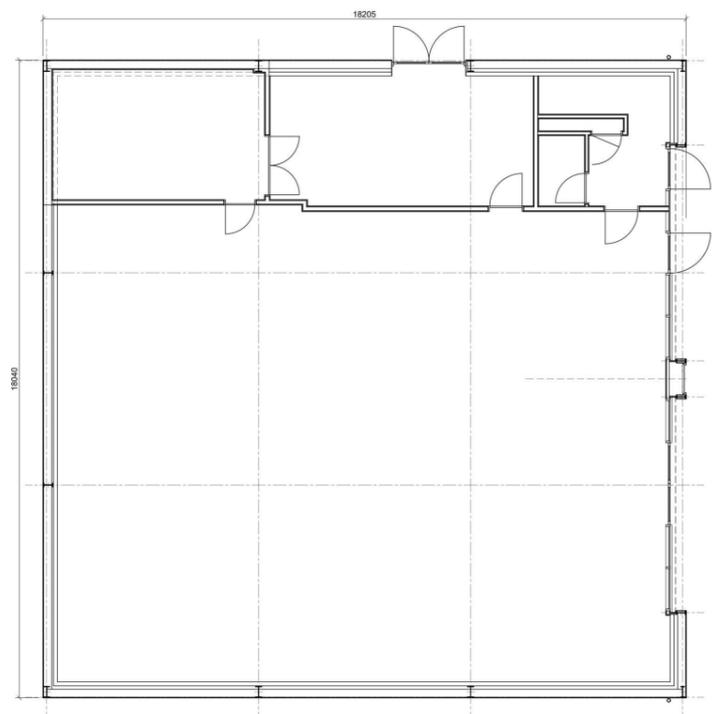
Date Produced: 05-Nov-2025

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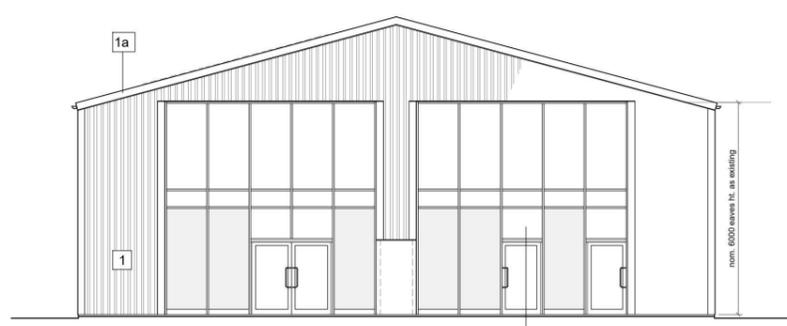
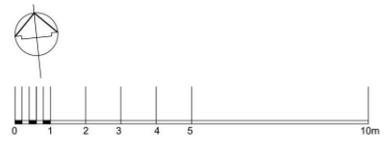


Planning Portal Reference: PP-14461459v1

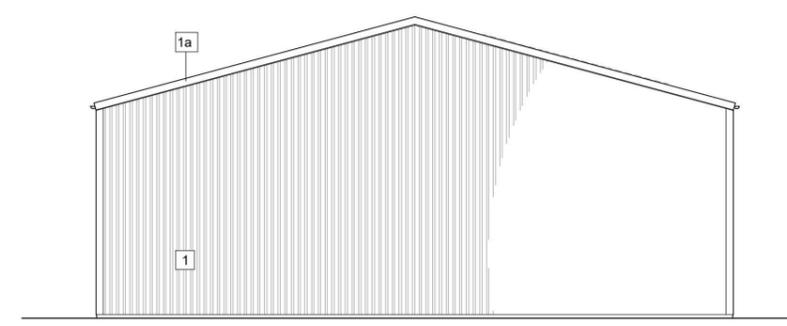




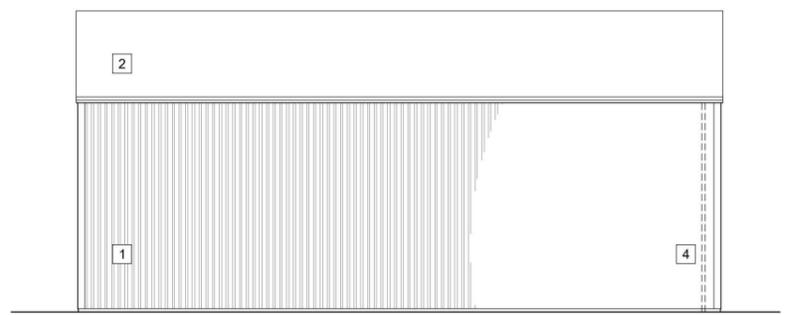
proposed ground floor plan
1:100@A1 / 1:200@A3
Layout of internal partitions is indicative.



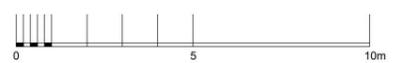
3. existing curtain walling within the original openings
proposed east [front] elevation



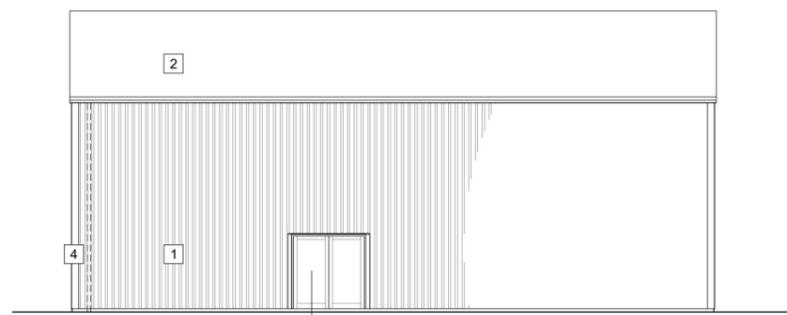
proposed west [rear] elevation.



proposed south elevation



above: proposed elevations (no change to existing)
left: proposed floor plan



proposed north elevation

3a. doorset.

PROPOSED FACING MATERIALS.

No change to existing.
For numbered key, see dwg. no. 296 - 20
(existing elevations)

B Roller shutter doors omitted. Planning use. 02.25 LWA
A Planning use. 12.25 LWA

rev	description	date	by

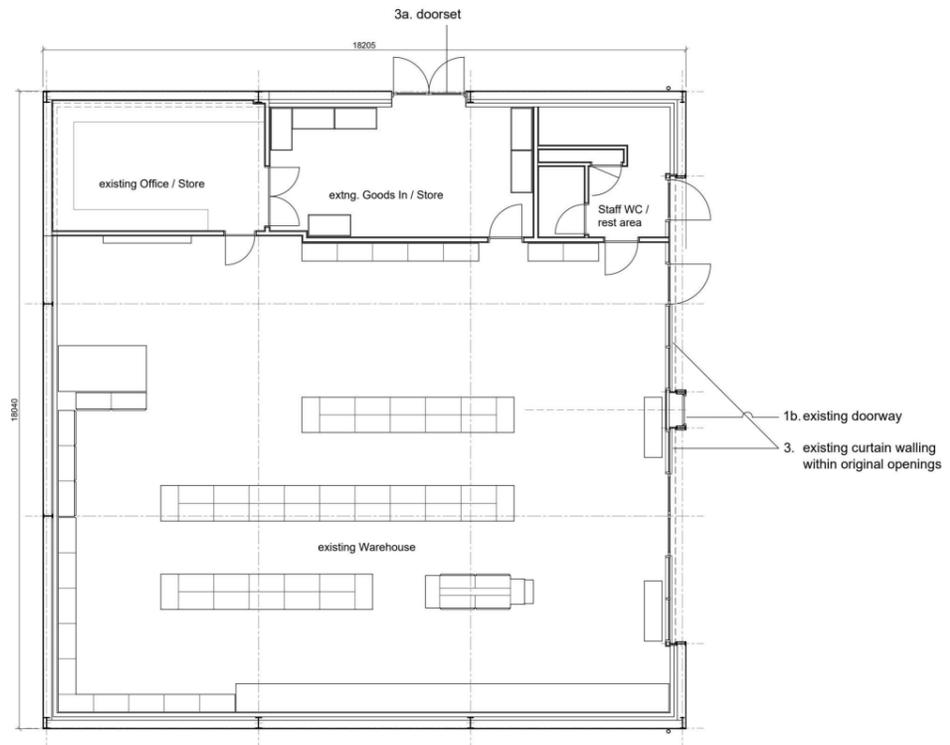
Laurie Wood Associates
East Gores Farm
East Gores Road
Colchester CO6 1RZ
Tel: 01206 911547

client
YEWDAL.

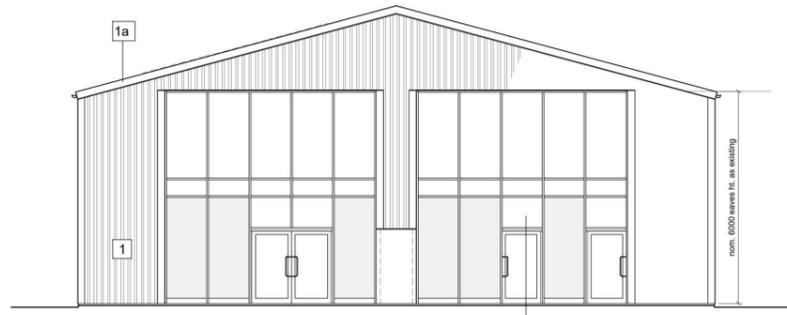
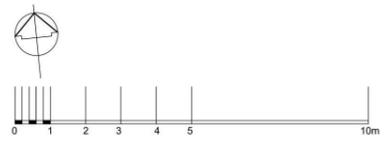
project
OLD BARN, TWITTY FEE, DANBURY, CM3 4PG

drawing
FLOOR and ELEVATIONS AS PROPOSED

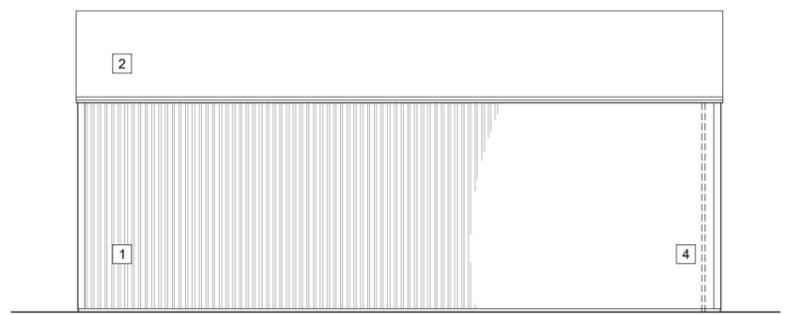
scale	1:100@A1/1:200@A3	drawn	LWA
prop. ref.	.	date	10.25
drawing no.	296 - 25	rev.	B



existing ground floor plan
1:100@A1 / 1:200@A3
Layout of internal partitions & fixtures is indicative.



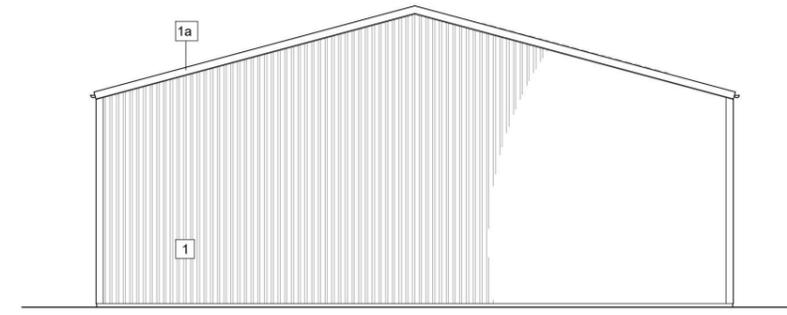
existing east [front] elevation



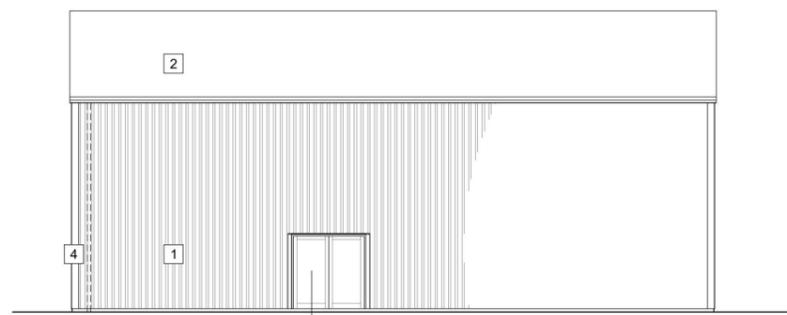
existing south elevation



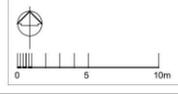
above: existing elevations 1:100@A1 / 1:200@A3
left: existing floor plan 1:100@A1 / 1:200@A3
below: existing block / site plan 1:250@A1 / 1:500@A3



existing west [rear] elevation.



existing north elevation



EXISTING FACING MATERIALS.

- External walls clad with Plastisol-coated profiled metal cladding [profile running vertically] in colour: Slate Blue [18B29] c/w 1a. matching coated metal bargeboards and flashings to building corners and doorways.
- Infill to existing doorway using Plastisol-coated profiled metal cladding in colour: Slate Blue [18B29].
- Existing roof finish: Corrugated sheet at 15° pitch.
- Curtain walling: Thermally-broken aluminium framing with polyester-powder coated finish. Double-glazed infill units, back-painted where necessary. Curtain walling to be set behind line of original roller shutter doors.
- Personnel door: Solid leafs hung within aluminium frame.
- Existing rainwater goods: Black uPVC deepflow gutters and circular downpipes.

B	Roller shutter doors omitted. Planning use.	02.26 LWA
A	Planning use.	12.25 LWA
P1	Planning use. For comment.	10.25 LWA

rev	description	date	by

Laurie Wood Associates
East Gores Farm
East Gores Road
Colchester CO6 1RZ
Tel: 01206 911547

client
YEWDAL.

project
OLD BARN, TWITTY FEE, DANBURY, CM3 4PG

drawing
FLOOR & BLOCK PLANS and ELEVATIONS
AS EXISTING

scale	As stated	drawn	JJG
prop. ref.		date	03.22
drawing no.	296 - 20	rev.	B



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

Contents

1. Executive summary	2
2. Description of site	2
3. Details of the proposal	2
4. Other relevant applications	3
5. Summary of consultations	3
6. Planning considerations	4
7. Community Infrastructure Levy (CIL)	14

Appendices:

Appendix 1	Drawings
Appendix 2	Consultations

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.

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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 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

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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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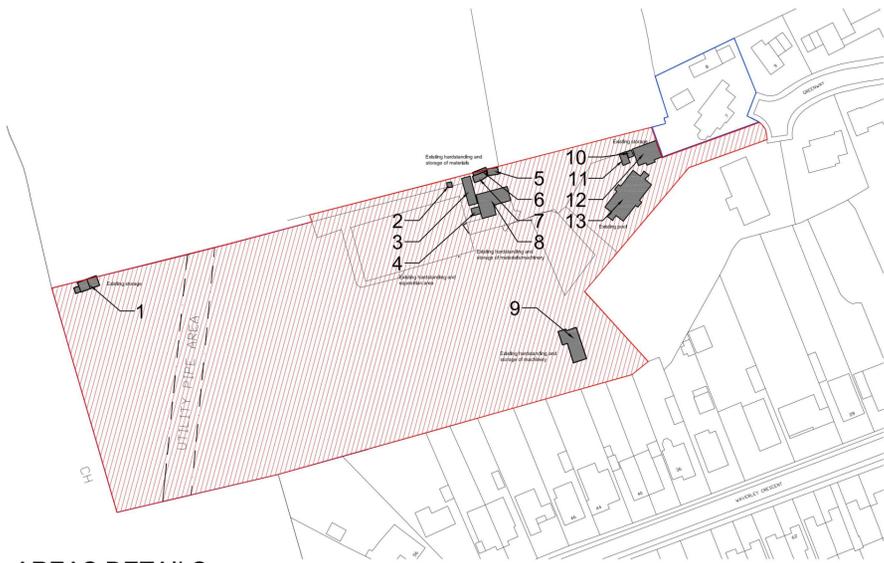
No response received

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

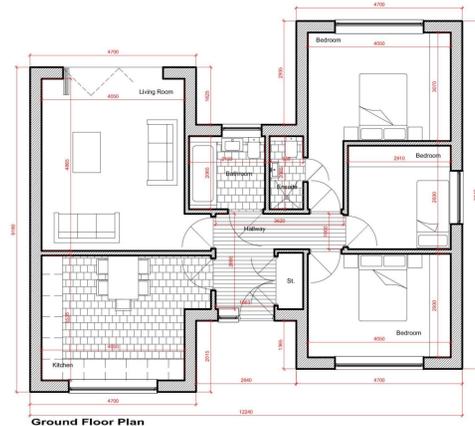
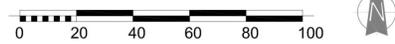
NEW BUILD AREAS DETAILS:

- 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

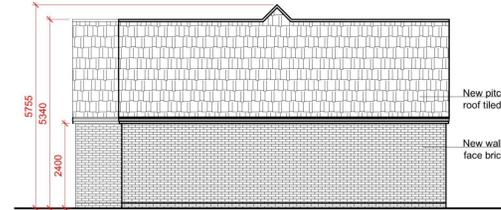
EXISTING LOCATION PLAN - 1:1250



Ground Floor Plan



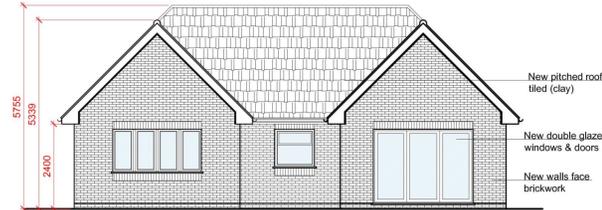
Front Elevation



Side Elevation



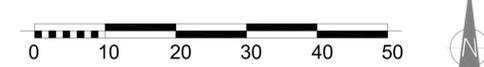
Side Elevation



Rear Elevation



PROPOSED SITE/BLOCK PLAN - 1:500



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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	Project	Description	Scale	Drawn	Date
MR M. TURRANT	7 THE GREENWAY RUNWELL WICKFORD ESSEX	PROPOSED NEW BUILD PLANS 4NO. UNITS (3 BEDROOM DETACHED) 2no. Market housing - 2no. selfbuild REVISED SCHEME	A1@1:100/500	PDE	FEB 2021
PLANNING			Job number	Drawing no.	Revision
			ADP392EP	02	L

PROPOSED PLANS



Front Elevation
Plot 1



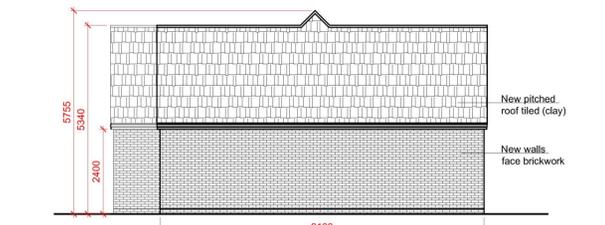
Front Elevation
Plot 2



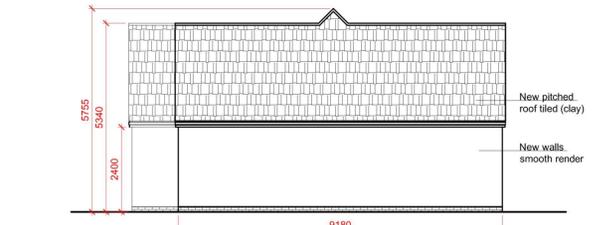
Front Elevation
Plot 3



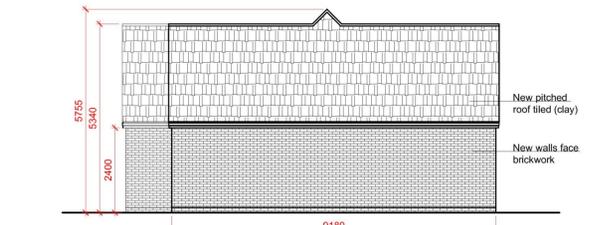
Front Elevation
Plot 4



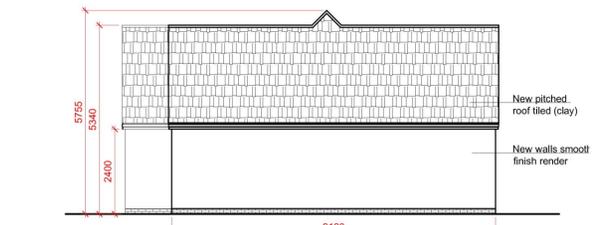
Side Elevation
Plot 1



Side Elevation
Plot 2



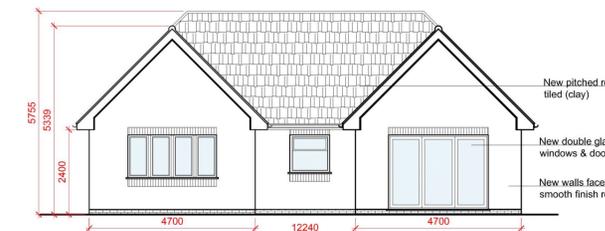
Side Elevation
Plot 3



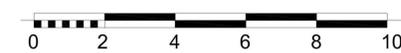
Side Elevation
Plot 4



Rear Elevation
Plot 1



Rear Elevation
Plot 2



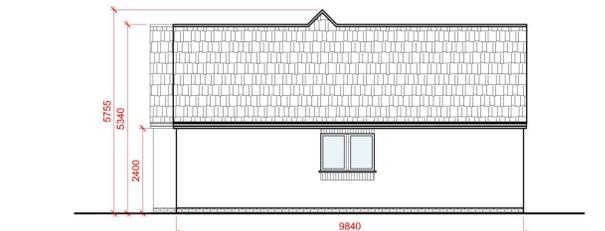
Rear Elevation
Plot 3



Front Elevation
Plot 4



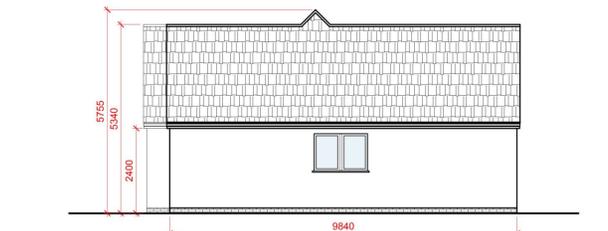
Side Elevation
Plot 1



Side Elevation
Plot 2



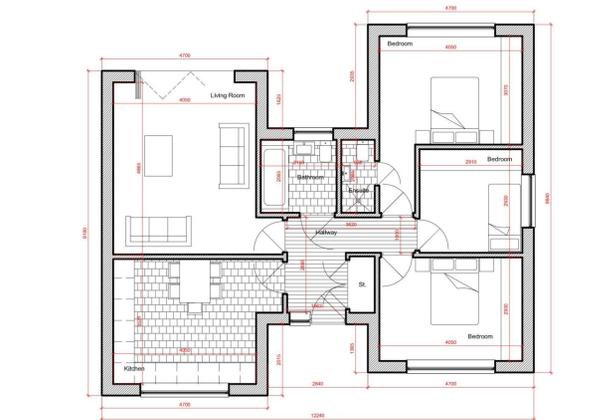
Side Elevation
Plot 3



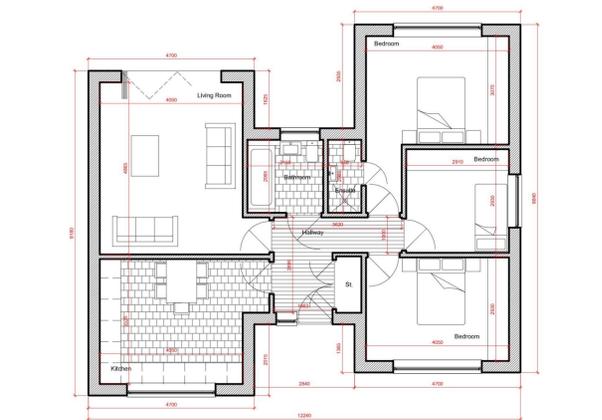
Side Elevation
Plot 4



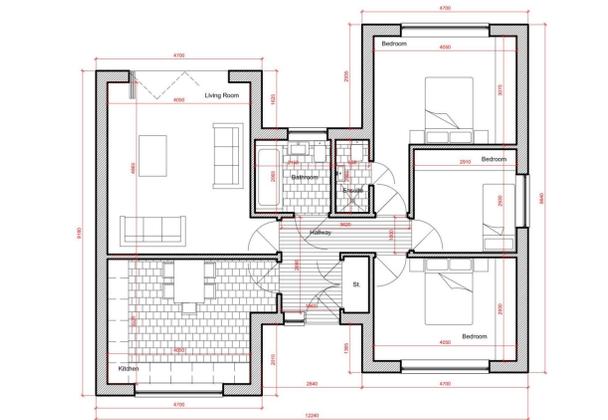
Ground Floor Plan



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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Revision: - Date: -



Note: all areas of existing hardstanding and equestrian land returned to undeveloped land

Returned to undeveloped land for client use of plot 4 & maintained

Outline of returned undeveloped area Approx area 1222sqm

BLOCK PLAN - 1:500 - RETURNED UNDEVELOPED LAND



RETURNED UNDEVELOPED LAND PLANS



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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
PROPOSED RETURNED/UNDEVELOPED PLAN

PLANNING		
Scale	Drawn	Date
A1@1:500	PDE	JAN 2026
Job number	Drawing no.	Revision
ADP392EP	06	-

Appeals Report

Directorate for Sustainable Communities

Appeal Decisions received between 11-02-2026 and 06-03-2026

Decisions	Count	Percentage
Dismissed	4	100%
Total	4	100%

Written Representation

Land Rear Of Marigolds Main Road Bicknacre Chelmsford Essex

Reference	24/00075/S195	
Proposal	Certificate of Lawful Development to regularise Residential garage which has been used as an independent dwelling for more than four years. The curtilage surrounding this is also in residential use and has been for more than four years	
Decision & Date	Appeal Dismissed	11/02/2026
Key Themes	Whether residential use had existed for 4 years	
Agreed	Insufficient evidence provided to demonstrate that residential use had existed for 4 years	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Written Representation

16 Judge Road Chelmer Village Chelmsford Essex CM2 6GN

Reference	25/00068/REFUSE	
Proposal	Proposed Change of Use from Dwelling (Use Class C3) to a Children's Care Home (Use Class C2).	
Decision & Date	Appeal Dismissed	16/02/2026
Key Themes	Parking availability and impact on neighbours	
Agreed	Insufficient parking and harmful to amenities of neighbours	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder

82 Downham Road Ramsden Heath Billericay Essex CM11 1QD

Reference	25/00057/REFUSE	
Proposal	The construction of an additional storey by increasing the building height by 2.4m	
Decision & Date	Appeal Dismissed	11/02/2026
Key Themes	Character and appearance of the area	
Agreed	The development does not respect the character and appearance of the area	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	

Householder
Iphigenia Woodham Road Rettendon Wickford Essex SS11 7QW

Reference	25/00067/REFUSE	
Proposal	Single storey side and rear extension	
Decision & Date	Appeal Dismissed	20/02/2026
Key Themes	Whether inappropriate development in the green belt	
Agreed	The development was considered inappropriate development within the Green Belt and was harmful to the openness of the Green Belt in both visual and spatial terms	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	