



Planning Committee
5th September 2023

Application No	:	23/00834/FUL Full Application
Location	:	Land Rear Of Hill Cottage Colam Lane Little Baddow Chelmsford Essex
Proposal	:	Demolition of existing outbuildings. Construction of new detached dwelling.
Applicant	:	Mr Rory Anderson
Agent	:	Mr Conor Layton
Date Valid	:	26th May 2023

Contents

1. Executive summary.....	2
2. Description of site	2
3. Details of the proposal	3
4. Other relevant applications	3
5. Summary of consultations.....	4
6. Planning considerations	5
7. Community Infrastructure Levy (CIL).....	9
8. Recommendation	9

Appendices:

Appendix 1	Consultations
Appendix 2	Summary of relevant and adopted planning policies
Appendix 3	Drawings

1. Executive summary

- 1.1. The application is referred to the Planning Committee at the request of a local ward member so that the impacts of the proposal with regards to the street scene, public highway and neighbour amenity can be considered by the Planning Committee.
- 1.2. The site is located within the Defined Settlement of Little Baddow and is a parcel of land that currently forms part of the rear garden of Hill Cottage.
- 1.3. Hill Cottage occupies a corner plot at the junction of Colam Lane and North Hill. The prime access to Hill Cottage will remain from Colam Lane.
- 1.4. The proposal is for a 3-bedroom house which would replace the existing rear garage and a garden outbuilding that currently belong to Hill Cottage. The new house would use the existing access from North Hill.
- 1.5. The proposed dwelling would be comparable in scale and appearance to the existing development in the area. A gap of 6m would remain between the new house and Kilmory to the north. The development would have an acceptable design and would have a visually acceptable relationship with the character and appearance of the local area.
- 1.6. Given the position of the house, it would not result in unacceptable overlooking of neighbouring sites. The new house would be positioned some distance away and to the north-east of neighbouring properties along Colam Lane so would not appear dominant or overbearing when viewed from these properties. The new house would be positioned to the south of Kilmory but would not protrude beyond the rear elevation of this neighbouring house. The proposed development would retain an acceptable relationship with all neighbouring properties.
- 1.7. The proposed development would meet the development standards contained within the Chelmsford Local Plan, would have a safe vehicular access from the highway and would provide sufficient off-street parking provision in accordance with adopted policy requirements.
- 1.8. Approval is recommended.

2. Description of site

- 2.1. The application site lies within the Defined Settlement of Little Baddow. It occupies a corner plot at the junction of Colam Lane and North Hill. It is a sizable plot with an L shaped rear garden which stretches behind the rear gardens of Annes' Cottage and joins an L shaped rear garden of Oakhill. The application site contains a garage and an outbuilding.
- 2.2. The application site is accessed via an existing vehicular access from North Hill.
- 2.3. There is a mature horse chestnut tree to the front of the existing garage. This tree is protected by a Tree Preservation Order TPO/2023/016.
- 2.4. The area features a mix of properties of various sizes and styles. The prevailing character of the area can be described as large houses in spacious plots. Properties are often set back from the

road and the boundary treatment is predominantly hedging. The character of the area is semi-rural.

3. Details of the proposal

- 3.1. The proposed development would construct one detached dwelling with two off-street parking spaces to the front and a rear garden.
- 3.2. The proposal has been amended during the life of the application. Previously proposed bedroom 1 and bedroom 4 were merged and the en-suite was relocated to the rear of the house. This resulted in a 3-bedroom house as opposed to a 4-bedroom house.
- 3.3. The proposed dwelling would be 10.7 m wide and 8.1m-10.2m deep. It would be 8.3m tall. It would feature a chimney. The ground floor level would be finished with brickwork and the first-floor level would be textured render. The roof is proposed to be tiled with clay roof tiles. The dwelling would feature sash windows.
- 3.4. The rear garden would be accessed via the side alleyways retained on both sides of the new dwelling. The rear garden would be about 14.3m deep measured from the rear elevation of the ground floor rear projection. The rear garden would be about 124sqm in size (this excludes the narrow spaces around the house and the front parking area).
- 3.5. The new house would have three first floor windows facing the rear garden, one of which would serve a bedroom. The bedroom window would be positioned in the north-west corner of the house 3m away from the boundary with Kilmory (to the north of the site). This window would be positioned 15.9m away from the rear/side boundary with Oakhill to the west of the site.
- 3.6. One first floor side window is proposed in the north elevation would serve the first-floor bathroom.
- 3.7. The proposal includes planting of four new trees in the rear garden. The existing mature horse chestnut tree to the front of the house would be retained and protected during the construction of the development. The existing hedge along the side boundaries with Kilmory and Anne's Cottage are proposed to be retained where possible and some would be replanted.
- 3.8. The existing hedge and trees along the east boundary of Hill Cottage and along North Hill is proposed to be removed to provide improved visibility to the junction of Colam Lane and North Hill and the application site.

4. Other relevant applications

- 4.1. In 2005 a garage was constructed in the rear garden of Hill Cottage with access from North Hill. Planning application 05/02291/FUL sought planning permission for its retention. The proposal was refused on 10th of February 2006 due to insufficient space in front of it to exit the site in a forward gear. The appearance of the garage was however considered acceptable. The garage remained in situ. In 2017 it was confirmed by the Council that due to the passage of time the garage is lawful and is immune from enforcement action. The current proposal would replace this garage with a house.

5. Summary of consultations

- 5.1. The following were consulted as part of the application:
- Little Baddow Parish Council
 - Essex County Council Highways
 - Recycling & Waste Collection Services
 - Public Health & Protection Services
 - Local residents
- 5.2. Full details of consultation responses are set out in appendix 1.
- 5.3. Following the amended scheme Little Baddow Parish Council does not object to the proposed scheme, subject to two conditions:
- 1) the removal of vegetation/hedging from the roadside verges and improvements to the road junction sight lines be completed and approved by Essex Highways before commencement of any building works.
 - 2) that no development shall take place before a scheme for regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority, and that the scheme provides surface water storage and restrictions to surface water runoff which will remain in place permanently to ensure that the surface water run off rate from the new property is controlled to prevent surface water flooding onto neighbouring properties, taking account for any storm up to and including the 1 in 100 year storm event plus an allowance for climate change at 45%.
- 5.4. Essex County Council Highways have no objection subject to conditions. The Authority supports the proposed improvements to the visibility splays at Colam Lane and North Hill junction.
- 5.5. Public Health and Protection Services stated that 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.
- 5.6. Thirty-five representations have been received objecting to the proposal. The objections are broadly based on the following grounds:
- The proposed house will be out of keeping with the area,
 - The development will create additional traffic putting people at risk,
 - Concerns raised regarding surface water runoff in the rear,
 - The development will impact on the privacy of neighbouring sites,
 - The proposed house does not comply with the size of property which consultation as part of the Neighbourhood Plan process revealed residents would prefer,
 - The development will likely result in on-road parking in the area,
 - The proposed house is too large for its plot,
 - The proposed building works would create nuisance and danger to pedestrians and motorists,
 - Concerns raised that the lack of gaps between the new house and its neighbours will urbanise the street scene,

- Cutting back the hedge along the east boundary of Hill Cottage and along North Hill will encourage speeding, and this will exacerbate risks of collision associated with the adjacent crossroads,
- The development would be opposite the Memorial Hall where cars might be parked outside on the road and with additional traffic and access the development will cause dangerous situations on the road,
- The proposed development would result in insufficient off-road parking for both the new and existing properties,
- Additional or existing vegetation should not be used to deal with overlooking issues between the new house and its neighbours,
- Proposed additional trees will block the light to neighbouring properties,
- The development is not consistent with the Little Baddow Neighbourhood Plan,
- The development will put additional pressure on the already stretched local infrastructure,
- Noise during construction would impact the neighbours,
- Two double yellow lines suggested to prevent on-road parking in dangerous parts of the road.

Comments received in support of the proposal:

- The proposed improvement to the visibility splay at the junction of Colam Lane and North Hill is welcomed,
- The proposed house is in keeping with the development within the boundary of the settlement,
- This is a good location for a new house,
- The proposed house would be nicely designed.

6. Planning considerations

Main Issues

6.1. The main issues are whether:

- the proposal would have an acceptable design, character, appearance, siting and form in the context of the surrounding area.
- the proposal would have an acceptable relationship with all nearby and neighbouring residential properties.
- the proposal would provide safe and sufficient vehicular access and off-street parking provision.

Design, Character, Appearance and Layout

6.2. Chapter 12 of the National Planning Policy Framework (NPPF, 2021) sets out the objectives towards achieving well-designed places. Paragraph 130(a) of the NPPF states that planning decisions should ensure that developments will “function well and add to the overall quality of the area”. Paragraph 130(c) of the NPPF states that planning decisions should ensure that developments amongst other matters “are sympathetic to local character and history, including the surrounding built environment and landscape setting”. Paragraph 130(d) of the NPPF states that planning decisions should ensure that developments “establish or maintain a strong sense of place, using the arrangement of street, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.

6.3. Chelmsford Local Plan Policy DM23 relates to high quality and inclusive design. This Policy states that 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.

- 6.4. The proposal would be constructed from similar materials to those within the street and it has been designed to take architectural cues and references from the design of other houses within Little Baddow village. The design of the new house would respect and be compatible with the character and appearance of other houses in the area.
- 6.5. The Little Baddow Village Design Statement makes a strong reference to the setting of the houses in the village and how important is space in between the properties. A spacious layout of houses helps to preserve the semi-rural character and appearance of the village.
- 6.6. Whilst the village is characterised by spacious plots and large houses within them, there is not a uniform pattern of gaps between the houses. Houses are generally set back from the road with lush vegetation along the boundaries which softens the street scene. The front hardstanding areas used for parking are large and often occupy a large proportion of the front gardens.
- 6.7. It is acknowledged that the gap between Hill Cottage and Kilmory would be reduced by infilling it with the new property. The new property would however retain decent gaps on both sides. Hill Cottage would be located about 14m from the new house. Kilmory would be 6m away from the new house.
- 6.8. The new house would be positioned in line with the frontage of Kilmory,. The existing building line of properties to the north of the application site would be maintained by the new development. The new house would be set back from the road in a similar way to its neighbouring properties.
- 6.9. The mature chestnut tree would be retained to the front of the house as well as mature and established boundary treatments, which in some places would be replanted. The front of the house would provide parking and turning space, which is in keeping with the setting of other houses in the area.
- 6.10. The application plot is acknowledged to be narrower than the immediate neighbouring sites to the north. However, given that village features a wide variety of houses and plot sizes, the proposed development would not appear incongruous. The retained gaps on both sides of the house and a garden space in excess of 124sqm with parking to the front for 2/3 vehicles would not result in this new property appearing cramped into the plot.
- 6.11. It is considered that the design of the house, its scale and siting are acceptable. The building would fit comfortably within the existing street scene. The proposals comply with policy DM23 and the NPPF.

Neighbour Amenity

- 6.12. Chelmsford Local Plan Policy DM29 relates to protecting living and working environments (neighbour amenity). This Policy states that planning permission will be granted for development proposals provided the development amongst other matters safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements.

- 6.13. The proposed dwelling would be located to the south of Kilmory and parallel to this neighbour. There would be one first floor window in the side elevation of the new house which would serve a bathroom and would be fitted with obscure glass and be non-openable below 1.7m from the floor level. This will be secured by a condition.
- 6.14. One first floor window in the rear elevation of the new house which would serve a bedroom would be positioned 3m away from the boundary with Kilmory. This window would allow for a sideways view towards a small area in the far end (south-west) of this neighbour's garden. This would not be considered unacceptable or detrimental to the enjoyment of the garden by the occupiers of Kilmory. Given the parallel position of the new house to Kilmory, the proposed development would not overlook the rear elevation or private patio area immediately to the rear of this neighbour's house. It is not considered that the new house would result in such an unacceptable relationship with Kilmory that refusal of the scheme could be justified on this basis.
- 6.15. The original proposal included a second window to the rear, on the first floor, which would have served one more bedroom. Due to the shape of the application plot this window would have been only 2m away from the side/rear boundary with Annes Cottage,. The scheme has been amended and this window removed and replaced with an ensuite window. This window would be fitted with obscure glass and be non-openable below 1.7m from the floor level, which will be secured by a condition.
- 6.16. The only bedroom window in the rear elevation of the new house would not directly face the rear garden of Annes Cottage as it would be orientated to the west and the garden of Annes Cottage faces the north. Sideway views from the bedroom window would allow for a glimpse of the far end of the rear garden of Annes Cottage; this would be similar to the existing mutual overlooking between Annes Cottage and Hill Lodge. The new property is not considered to result in harmful overlooking of Annes Cottage.
- 6.17. The new house would be to the north-east of Annes Cottage and about 23 m away. The existing hedge on the boundary would be retained, in some places replanted. The new house would not have an oppressive or overbearing impacts on the amenity of occupiers of this neighbouring house.
- 6.18. Hill Lodge does not share a boundary with the application site. The new house would be positioned about 29m to the east of this neighbouring site and across the residential plot of Annes Cottage. It is considered that the living environment of the occupiers of Hill Lodge would not be harmed by the presence of the new house.
- 6.19. Oakhill is located to the west and has an L shaped garden. The new house would be positioned about 36m away from the rear elevation of this neighbouring site (this is when the line is drawn directly across other neighbouring sites). The rear/side boundary of Oakhill would be shared with the application site. Oakhill sits parallel to Hill Lodge and Little Quillets and faces Colam Lane. The rear elevation of this neighbour is orientated to the north. Whilst the garden of the new dwelling would join the rear/side boundary of garden of Oakhill, the new property would not have a back-to-back relationship with this neighbour. The two storey element of the new house would be positioned 15.9m away from the rear/side boundary of Oakhill. According to Table 9 figures in Appendix B of the Local Plan a minimum back-to-boundary distance between the new development and an existing residential site must be at least 15m. The proposal achieves the required minimum distance. The development is considered to satisfactory preserve the privacy of Oakhill.

6.20. The relationship with the host property and other sites within the immediate surrounding of the application site is acceptable and would accord to the requirements of policy DM29.

Development Standards

6.21. The proposed three-bedroom house would meet the National Space Standards for three-bedroom six person units. To the rear of the proposed dwelling a private rear garden and amenity space would be provided, approximately 124 sqm in area. The proposed development would comply with Chelmsford Local Plan Policy DM26 (Design Specification).

Parking and Access

6.22. Policy DM27 requires compliance with Essex Planning Officer Association (EPOA) Parking Standards. The EPOA Parking Standards recommend that dwellings with 2 bedrooms or more, are provided with not less than 2 off-street parking spaces and that dwellings with 1 bedroom are provided with 1 off-street parking space.

6.23. Chapter 9 of the National Planning Policy Framework (NPPF, 2021) is about promoting sustainable transport. Paragraph 110 of the NPPF states that development proposals should ensure that “(b) *safe and suitable access to the site can be achieved for all users*”. In addition, paragraph 111 states that “*development should be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

6.24. The proposed new dwelling would be served by the existing vehicular access to the existing garage and associated parking area to the rear of Hill Cottage from North Hill. The existing garage would be demolished to provide 2 car parking spaces in accordance with the Parking Standards. Turning area space would also be provided within the front of the house to enable vehicles entering to turn and leave the site to North Hill in forward gear.

6.25. The proposal includes clearance of existing hedge and outgrowth from the adjacent highway verge margin, on the west side of the North Hill carriageway and to the east side of Hill Cottage. This would provide appropriate visibility splays to the existing vehicle access on North Hill, that would serve the proposed new dwelling. This would also re-establish appropriate visibility splays to the north side of the Colam Lane junction with North Hill on the west side of the North Hill carriageway.

6.26. The proposed development would comply with policy DM27 and would provide adequate parking provision for the proposed house. It would also provide safe access to the site with appropriate visibility splays.

6.27. The existing house, Hill Cottage, would retain 2/3 parking spaces in front of the house and accessed from Colam Lane.

Other Matters

6.28. The application site is located within the Defined Settlement and within a sustainable location with good access to services, schools, shops and public transport. National planning policy seeks to encourage development in sustainable locations.

6.29. The proposed dwelling would result in no detrimental increase in traffic in the area. The new property would be served by sufficient off-road parking provision, therefore, no on-road parking will likely to occur.

- 6.30. There is no evidence to assume that improved visibility splays at the junction of Colam Lane and North Hill will result in vehicles speeding in the area.
- 6.31. The conditions requested by the Parish Council with regards to the surface water flooding in the area and removal of vegetation along the eastern boundary of Hill Cottage have been accepted by the applicant and are attached to the recommendation.
- 6.32. It is likely that there may be some noise and disruption during the construction period, however, this would be temporary in nature. In respect of the parking of vehicles and storage of materials a construction method statement is required to be submitted by way of a planning condition attached to this planning permission; which requires details of the parking of vehicles for site operatives and visitors and areas to be shown for storage and reception of plant and materials.
- 6.33. The mature horse chestnut tree, which is protected by a Tree Preservation Order TPO/2023/016, to the front of the new house is to be retained and would be protected during the construction of the proposed development. Several new trees are proposed to be planted within the site. Vegetation along the boundaries with Kilmory and Annes Cottage is proposed to be retained where possible and replaced with new soft boundary which is new hedge and pleached trees. A condition is recommended that the works to the existing trees and hedge were carried out in accordance with the submitted Arboricultural Report. Details of soft and hard landscaping will be requested by a condition.
- 6.34. New residential development at this site has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has provided a financial contribution towards mitigation at a local wildlife site.
- 6.35. The application is also accompanied by an ecological survey which does not recommend any further surveys to be undertaken. The survey suggests that the proposed improvements to the existing soft landscaping and provision of additional bird and bat boxes and hedgehog highway holes on the site would achieve Biodiversity Net Gain (BNG) in accordance with the policy DM16 requirements. A condition is attached to this recommendation requiring the compliance with the suggested biodiversity enhancement contained in the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Report.
- 6.36. 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 application may be CIL liable and there may be a CIL charge payable.

8. Recommendation

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 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

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 5

Prior to the first occupation of the dwelling hereby permitted, charging infrastructure for electric vehicles shall be installed in accordance with drawing No 0501.

Reason:

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

Condition 6

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 7

No unbound material shall be used in the surface treatment of the vehicular access hereby permitted within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 8

The area/s of hardsurfacing hereby permitted shall be constructed using a permeable surface or shall include drainage to prevent discharge of surface water onto the Highway.

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 9

The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing No 0501 for 2 cars to be parked and that space shall thereafter be kept available at all times for the parking 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 10

The first-floor window in the north elevation facing Kilmory and shown on approved Drawing No 2001 shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 11

In relation to tree protection, tree surgery and construction methods, the development shall only be carried out in accordance with the submitted arboricultural report entitled Arboricultural Impact Assessment Report (Ref: SHA 1546) subject to such minor variations as may be agreed in writing by the local planning authority.

Reason:

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

Condition 12

The development hereby permitted shall only be carried out in accordance with the details contained in the approved Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Report (3rd May 2023) subject to such minor variations as may be agreed in writing by the local planning authority.

Reason:

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

Condition 13

Prior to the commencement of any buildings works (excluding demolition) the boundary hedge and trees along the east boundary of the site with Hill Cottage shall be removed and reinstated, as well as improvements to the sight lines, in accordance with drawings No.0501 and ANDE 570/6-001 shall be carried out as approved.

Reason:

To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

Condition 14

No development (excluding demolition) shall take place before a scheme for regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide surface water storage and restrictions to surface water runoff which will remain in place permanently to ensure that the surface water run off rate from the new property is controlled to prevent surface water flooding onto neighbouring properties, taking account for any storm up to and including the 1 in 100 year storm event plus an allowance for climate change at 45%.

Reason:

To ensure that the proposed development would not cause localised flooding in the neighbouring sites.

Condition 15

The additional trees as shown on drawing No 0501 shall be planted in the first available planting season following the first occupation of the dwelling hereby approved. The trees shall be planted at a minimum size standard of 'Select Standard (SS)'.

If any tree planted above is removed, uprooted, or destroyed or dies, within a period of 5 years following its original planting another tree of similar species and size shall be planted at the same place, or as otherwise specified by the local planning authority, in the next available planting season.

Reason:

In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan.

Condition 16

The first-floor windows in the west elevation to serve bathrooms and located to the north of rear garden of Annes Cottage and shown on approved Drawing No 2001 shall be:

- a) obscured (minimum Level 3 obscurity level) and

b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 17

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

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv.

Reason:

To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

Condition 18

The visibility splay areas 6 and 8, shown on drawing No 0501 shall be maintained clear of obstruction at all times from and along the nearside edge of the North Hill carriageway.

Reason:

To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

Notes to Applicant

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

Noisy work

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

Light work

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

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

- 2 The proposed demolition in the scheme should not be carried out until you have given notice to the Chelmsford City Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984.

Notice should be in writing and accompanied by a block plan (e.g. 1/500) clearly identifying the building(s) to be demolished.
- 3 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.
- 4 The applicant is advised to contact the Highway Authority (Essex County Council) for details of the requirements regarding road layout and disposal of surface water from the new roads. Contact details are: Development Management Team, Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU. Telephone via Contact Essex: 0845 603 7631. Email: development.management@essexhighways.org.
- 5 The proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended). If applicable, a Liability Notice will be sent as soon as possible to the applicant and any other person who has an interest in the land. This will contain details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at www.chelmsford.gov.uk/cil, and further information can be requested by emailing cilenquiries@chelmsford.gov.uk. If the scheme involves demolition, for the purposes of the Regulations the development will be considered to have begun on commencement of the demolition works.
- 6 Please note that the Council will contact you at least annually to gain information on projected build out rates for this development. Your co-operation with this request for information is vital in ensuring that the Council maintains an up to date record in relation to Housing Land Supply.
- 7 This permission is subject to conditions, which require details to be submitted and approved by the local planning authority. Please note that applications to discharge planning conditions can take up to eight weeks to determine.
- 8 This development will result in the need for a new postal address. Applicants should apply in writing, email or by completing the online application form which can be found at www.chelmsford.gov.uk/streetnaming. Enquires can also be made to the Address Management Officer by emailing Address.Management@chelmsford.gov.uk

Positive and Proactive Statement

The Local Planning Authority provided advice to the applicant before the application was submitted. During the life of the application the Local Planning Authority suggested further 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.

Little Baddow Parish Council

Comments
<p>07.07.2023 - Little Baddow Parish Council considered this application at its meeting on July 6, 2023 and objected to the proposal. Council was concerned with potential privacy issues for adjoining properties and their gardens being overlooked by the new build. In addition, Council would request that plans to manage rainwater from the proposed property are considered including routing into the main drainage so that the potential problem of flooding will be avoided.</p> <p>04.08.2023 - Little Baddow Parish Council considered this application at its meeting on August 3, 2023 and acknowledging the changes made to the original plans by the applicant had no objection to the revised proposal. If City Council Planning is minded to approve the proposal Little Baddow Parish Council would request that two conditions are made:</p> <ol style="list-style-type: none"> 1. the removal of vegetation/hedging from the roadside verges and improvements to the road junction sight lines be completed and approved by Essex Highways before commencement of any building works. 2. that no development shall take place before a scheme for regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority, and that the scheme provides surface water storage and restrictions to surface water runoff which will remain in place permanently to ensure that the surface water run off rate from the new property is controlled to prevent surface water flooding onto neighbouring properties, taking account for any storm up to and including the 1 in 100 year storm event plus an allowance for climate change at 45%.

Essex County Council Highways

Comments
<p>20.07.2023 - Your Ref: 23/00834/FUL</p> <p>Our Ref: CO/EGD/SD/RM/CHL/23/834/56679</p> <p>Date:- 20th July 2023</p> <p>' The proposal includes off-street parking provision, for the host dwelling (Hill Cottage) and the proposed new dwelling in accord with the adopted Parking Standards.</p> <p>o Hill Cottage has existing vehicular access from Colam Lane to a 2no. car parking area hardstand, in the front garden area.</p>

' The proposed new dwelling would be served by the existing vehicular access to the garage and associated parking area to the rear of Hill Cottage from North Hill.

o The existing garage would be demolished to provide:

' 2no. car parking spaces in accord with the Parking Standards.

' Turning area space, that would enable vehicles entering to turn and leave the site to North Hill in forward gear.

' The proposal includes clearance of existing hedge and outgrowth from the adjacent highway verge margin, on the west side of the North Hill carriageway and to the east side of Hill Cottage. This re-establishes appropriate visibility splays to:

o The north side of the Colam Lane junction with North Hill on the west side of the North Hill carriageway.

o The existing vehicle access on North Hill, that would serve the proposed new dwelling.

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

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

i. the parking of vehicles of site operatives and visitors,

ii. loading and unloading of plant and materials,

iii. storage of plant and materials used in constructing the development,

iv. wheel and underbody washing facilities.

v. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense where caused by developer.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1.

2. Prior to first occupation, the visibility splay areas 6 and 8, shown in the Site Layout and Landscaping, drawing no. 0501, shall be maintained clear of obstruction at all times from and along the nearside edge of

the North Hill carriageway. This area provides visibility splays to the north side of the Colam Lane junction and to the south of the North Hill vehicular access that would serve the proposed dwelling.

Reason: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety in accordance with policy DM1.

Note The proposed works in 2 above, directly abuts to the back edge of the North Hill carriageway. This is public highway and the hedge planting clearance work must be carried out subject to arrangements made with the Service Management Office 2 (SMO2) contact details in the informative at the foot of the recommendation.

Reason: In the interests of highway safety in accordance with policy DM1.

3. Prior to first occupation of the proposed development the 2no. vehicle parking area for the proposed new dwelling shall be constructed and appropriately hard surfaced ready for use and the existing 2no. vehicle parking area for Hill Cottage retained, as shown in the drawings no. ANDE 570/001. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8.

4. The vehicular turning area for the proposed dwelling shown in the Site Plan, drawing no. 0501, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

5. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the North Hill vehicular access serving the new dwelling.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

6. There shall be no discharge of surface water onto the Highway from the North Hill vehicular access serving the new dwelling.

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 to ensure accordance with policy DM1.

7. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

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

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Please include the informative for 1 and 2 above:

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 at Service Management Office 2 (SMO2), by email at development.management@essexhighways.org

Recycling & Waste Collection Services

Comments

No response received

Public Health & Protection Services

Comments

05.06.2023 - 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).

Local Residents

Comments

Representations received:

Thirty-five representations have been received objecting to the proposal. The objections are broadly based on the following grounds:

- The proposed house will be out of keeping with the area,
- The development will create additional traffic putting people at risk,
- Concerns raised regarding surface water runoff in the rear,
- The development will impact on the privacy of neighbouring sites,
- The proposed house does not comply with the size of property which consultation as part of the Neighbourhood Plan process revealed residents would prefer,
- The development will likely result in on-road parking in the area,
- The proposed house is too large for its plot,
- The proposed building works would create nuisance and danger to pedestrians and motorists,
- Concerns raised that the lack of gaps between the new house and its neighbours will urbanise the street scene,
- Cutting back the hedge along the east boundary of Hill Cottage and along North Hill will encourage speeding, and this will exacerbate risks of collision associated with the adjacent crossroads,
- The development would be opposite the Memorial Hall where cars might be parked outside on the road and with additional traffic and access the development will cause dangerous situations on the road,
- The proposed development would result in insufficient off-road parking for both the new and existing properties,
- Additional or existing vegetation should not be used to deal with overlooking issues between the new house and its neighbours,
- Proposed additional trees will block the light to neighbouring properties,
- The development is not consistent with the Little Baddow Neighbourhood Plan,
- The development will put additional pressure on the already stretched local infrastructure,
- Noise during construction would impact the neighbours,
- Two double yellow lines suggested to prevent on-road parking in dangerous parts of the road.

Comments received in support of the proposal:

- The proposed improvement to the visibility splay at the junction of Colam Lane and North Hill is welcomed,
- The proposed house is in keeping with the development within the boundary of the settlement,
- This is a good location for a new house,

- The proposed house would be nicely designed.

Appendix 2 – Summary of relevant adopted planning policies

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.

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.

DM17

Policy DM17 - Trees, Woodland & Landscape Features - Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Development proposals must not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area.

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.

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.

MPSPD

The Making Places Supplementary Planning Document was adopted in January 2021 and sets out detailed guidance for the implementation of the policy requirements set out in the Local Plan. It seeks to promote and secure high-quality sustainable new development. It is aimed at all forms of development, from large strategic developments, public spaces and places, to small extensions to individual homes.

SPS7

Strategic Policy S7 The Spatial Strategy - New housing and employment growth will be focussed to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers and development around Key Service Settlements outside of the Green Belt in accordance with the Settlement Hierarchy. New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford. Where there are large and established mainly institutional uses within the countryside, Special Policy Area will be used to support their necessary functional and operational requirements.

VDS

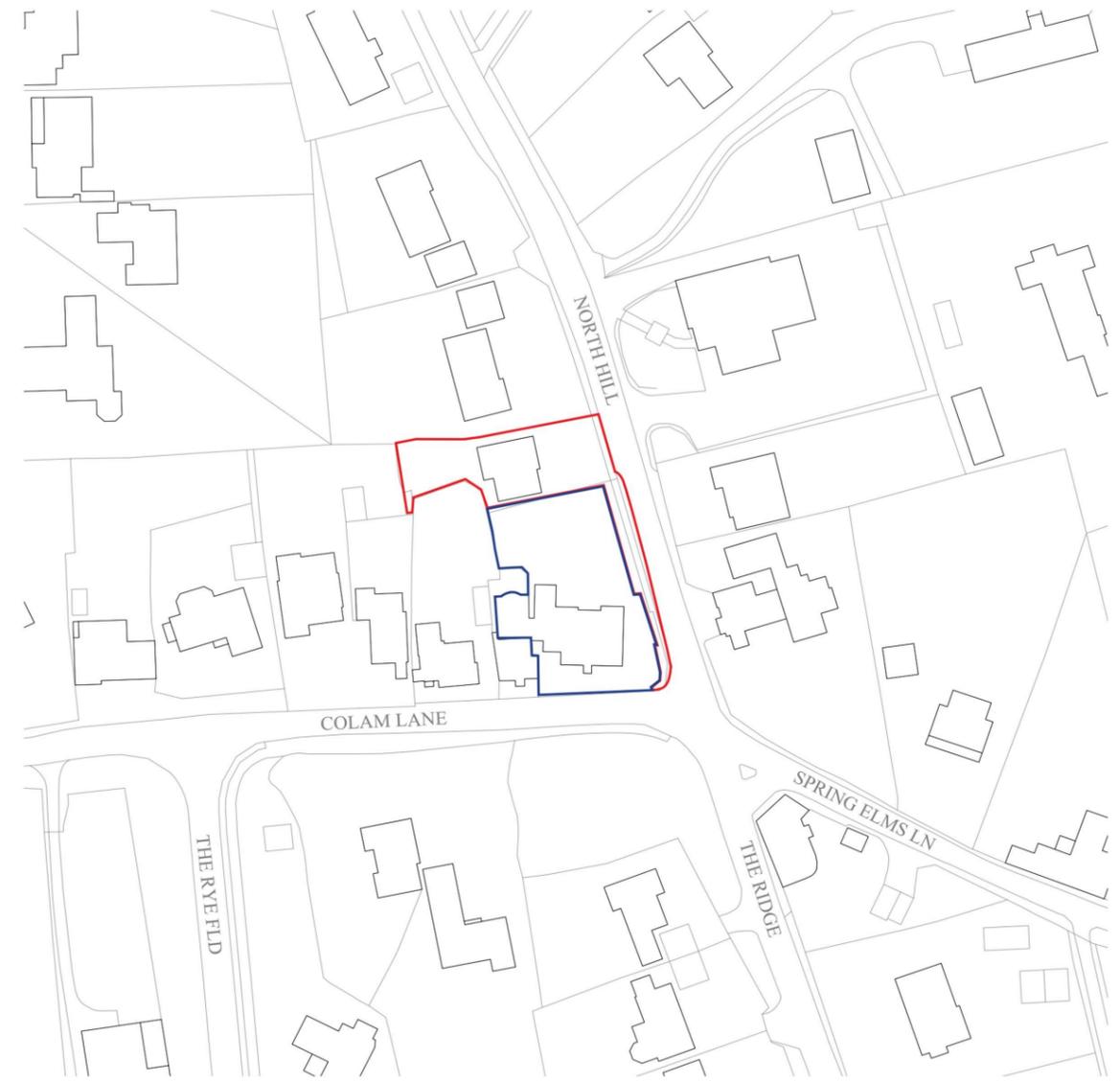
Sets out the local community's view on the character and design of the local area. New development should respect its setting and contribute to its environment.

Appendix 3 – Drawings

To be added

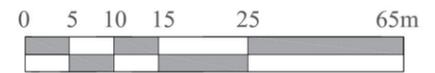
PROPOSAL

SITE LOCATION PLAN



KEY:
 Site
 Land in ownership

SITE LOCATION PLAN. DRAWING no. 0500. Scale 1:1250@A3



HILL COTTAGE, COLAM LANE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL

SITE LAYOUT & LANDSCAPING

KEY

- Land within ownership
 - Site boundary
 - 1. Proposed dwelling
 - 2. Driveway with turning head
 - 3. 2 no. parking spaces laid with permeable paving
 - 4. Garden laid to lawn
 - 5. Boundary hedge and 8 pleached trees with close board timber fence on the plot side
 - 6. Reinstated grass verge along highway
 - 7. 2m high replacement wall of similar design to existing wall to be located behind sight line
 - 8. Vegetation and picket fence replaced with boundary metal vertical railing fence and hedge
 - 9. Boundary hedge and 8 pleached trees
 - 10. Permeable block paving
 - 11. Tobermore paving
 - 12. Proposed extra heavy standard tree planting
 - 13. Retained birch tree
 - 14. Boundary hedge and 4 pleached trees
 - 15. Hedging and pleached trees
 - 16. Proposed magnolia tree
-
- ~ Surface water drain
 - Bin store
 - Bike store
 - 2 no. electric car charging point

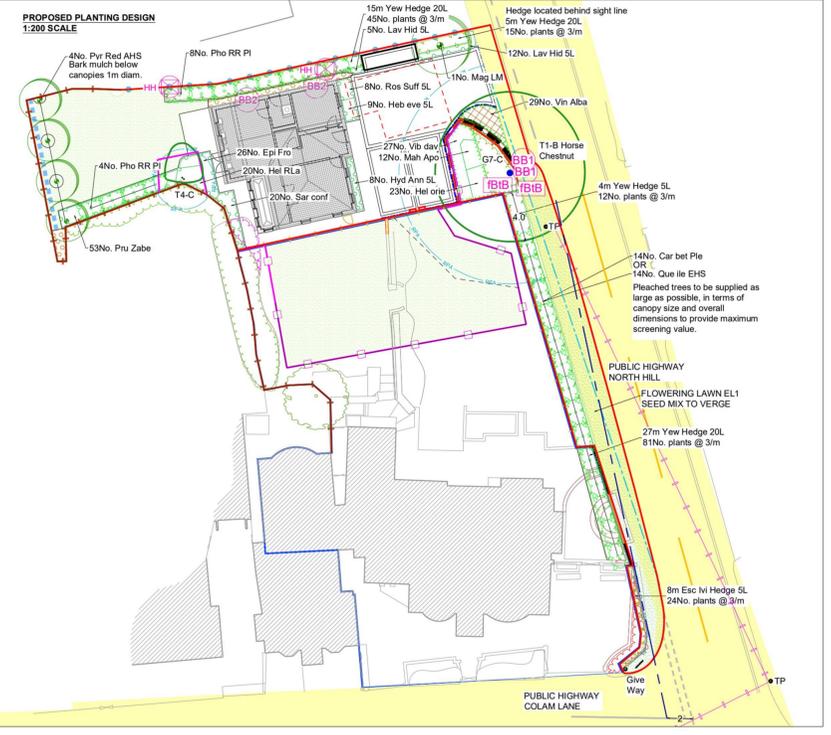
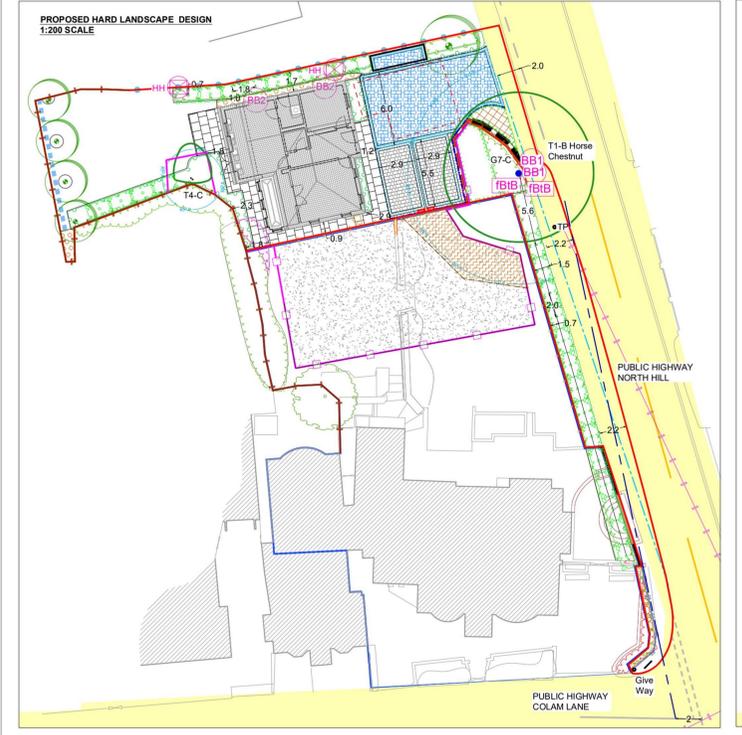
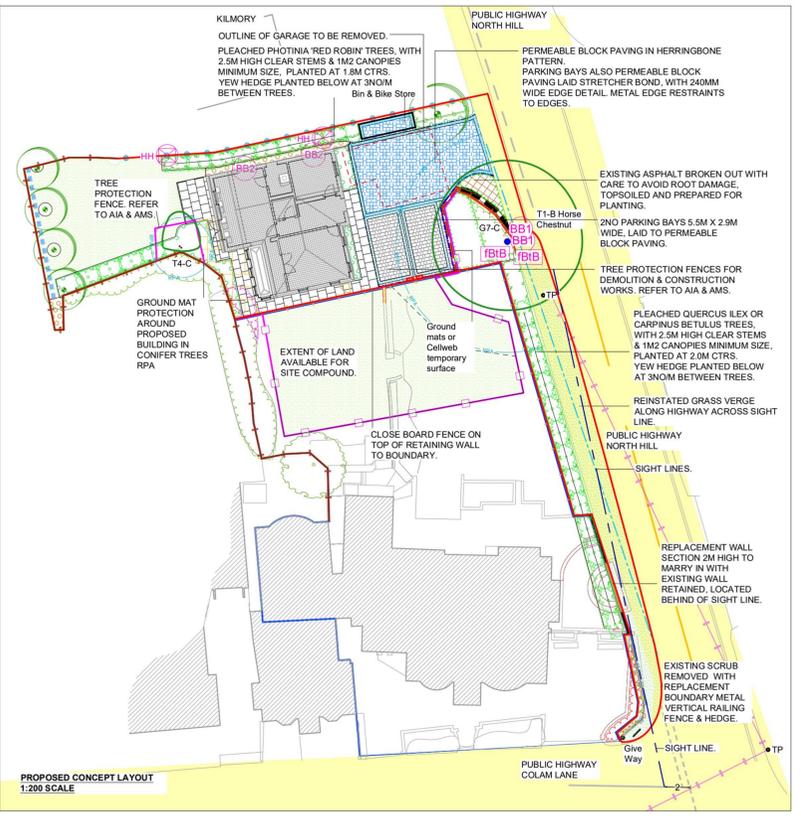
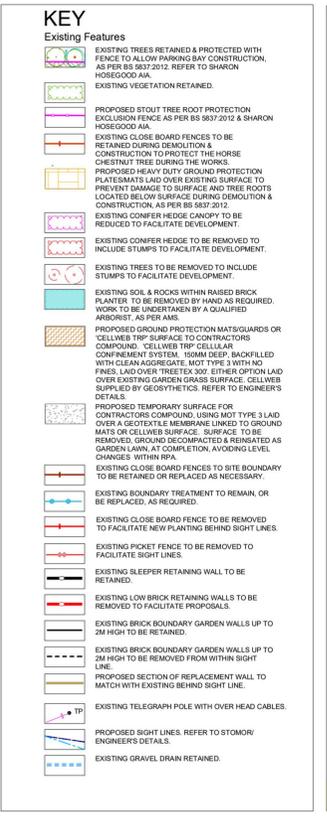
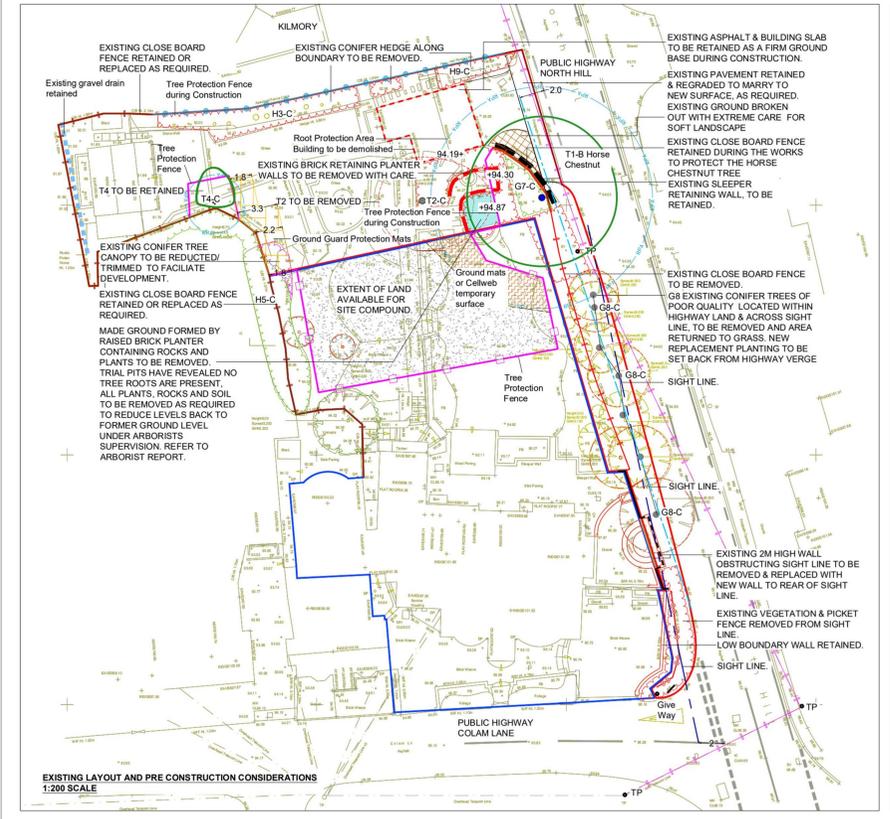
*Please refer to ELD proposal provided for more information on landscape design.

SITE PLAN DRAWING no. 0501. Scale 1:200@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, C





PLANT SCHEDULE

TREES	QTY	CODE	PLANT NAME	PLANT SPECIES	STOCK	FORM	GIRTH/HEIGHT
14No.	Car bet Ple	14C	Carpetan	Planted 2.5m clear stem, 1m canopy	C 20L	PLEACHED	350-400mm
14No.	Car bet Ple	14C	Carpetan	Planted 2.5m clear stem, 1m canopy	C 20L	PLEACHED	190-210mm
12No.	Pho RR PI	12C	Phodip	Planted 2.5m clear stem, 1m canopy	C 15L	PLEACHED	300-350mm
4No.	Pyr Red AHS	4C	Pyr Red	Planted 2.5m clear stem, 1m canopy	C 15L	STD	16-18m

HEDGES	QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
4m	Yew Hedge 5L	4C	Taxus baccata	C 2L	40-60cm	
12m	Yew Hedge 5L	12C	Taxus baccata	C 2L	100-125m	
141No.	Plants spaced @ 3m in a Single Row					

SHRUBS	QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
8No.	Heb eve SL	8C	Hebe evernosa	C 5L	40-60cm	4m/2
8No.	Hyd Ann SL	8C	Hydrangea arborescens 'Annabelle'	C 5L	40-60cm	3m/2
17No.	Lav Hid SL	17C	Lavandula angustifolia 'Hidcot'	C 5L	40-60cm	4m/2
12No.	Mah Apo	12C	Mahonia aquifolium 'Apolo'	C 5L	30-40cm	4m/2
12No.	Pho Zabe	12C	Prunus laurocerasus 'Zabaina'	C 5L	30-40cm	4m/2
8No.	Res Suff SL	8C	Rosa 'Suffolk'	C 5L	30-40cm	5m/2
20No.	Sar conf	20C	Sarcococca confusa	C 5L	40-60cm	5m/2
27No.	Vib dav	27C	Viburnum davidii	C 5L	40-60cm	4m/2

HERBACEOUS PLANTS

QTY	CODE	PLANT NAME	STOCK	SPACING
28No.	Epi Flo	Epidendrum x geraniachium 'Frohneleier'	C 3L	5m/2
23No.	Hel ori	Helianthus orientalis	C 3L	5m/2
28No.	Hel ori	Helianthus orientalis	C 3L	5m/2
29No.	Vin Alba	Vinca minor 'Alba'	C 3L	5m/2

OUTLINE SPECIFICATION NOTES

SERVICES
A service corridor outside the root protection area of the Horse Chestnut tree along the northern boundary of the site has been identified as a suitable location for incoming services from North Hill.

EXISTING TREES
Trees retained to be removed are indicated on the drawings, along with protective fences and areas where soil and rocks are to be removed from below canopies. All tree roots shall be removed and hollows backfilled with topsoil to facilitate new planting. Refer to all Arboricultural details provided by Sharon Hoosegood.

TOPSOIL PREPARATION
Planting below existing canopies shall be into retained, in situ topsoil. All new planting areas outside of tree root protection areas (RPAs) to the plot frontage shall be excavated to the specified depth and the base of all planting beds topped a further 250mm minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling.

All lawn areas shall be topsoiled to 200mm and hedge and shrub planting areas shall be topsoiled to a minimum depth of 350mm and maximum of 400mm. All lawns and borders shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting or seeding operations. Finished topsoil levels shall be 65mm below adjacent paving and turf at the edges and slightly mounded to the centre to allow for spreading of bark mulch, with much levels to be recessed 15mm below adjacent surface to prevent spillage of the tree rootball.

Tree pits within soft landscape areas shall be excavated to a square, minimum size of 800 x 800 x 500mm deep, or 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost/amorlanols. All tree pits to be thoroughly decompacked across base and sides prior to back-filling, referred to prevent sagging of the tree rootball.

All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

WEEDEDEBRIS CLEARANCE
Where necessary areas to be planted shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED TREES
Trees shall be supplied to the sizes and stock on the plant schedule and planted in the locations shown. Each standard tree shall have a single leader with a well developed, balanced crown and clear, straight stem. All pleached trees shall have the same dimensions and trunk heights, as per the species specified. All trees shall be container grown in ensure good root development.

Wrap all standard ash pleached trees with a double tree stake placed to each side of the rootball, with rubber tree ties and "Rubberlock" standard bell tie with spacer blocks, secured around the trunk and passed through a rubber collar/spacer between the trunk and stake to prevent movement and chafing allowing for the radial expansion of the stem. The tie shall be located 50mm below the top of the stake. Replace ties or adjust tension of ties as tree stem diameter increases to prevent strangulation. All stakes shall be set

parallel to the kerb/fences. All stakes shall be 75mm diameter and 2.5m long, pressure impregnated with preservative to BS:1282, of a softwood source, free of any projections or bark and pointed at one end. It shall be driven into the pit prior to planting, to a depth 1.0m below the base of the pit, and following planting the stake shall be cut to a height of 1.0m above finished ground level.

All standard ash pleached trees shall have a 60mm diameter, 1.5m long, black perforated irrigation pipe wrapped about the top of rootball with 100mm left above ground level to permit irrigation during dry weather. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish. A spiral rabbit guard shall be secured to the base of all trees. All trees shall have a 600mm high spiral rabbit guard wrapped around the base and a strimming guard to prevent damage during normal maintenance.

PROPOSED ORNAMENTAL SHRUB AND HEDGEROW AREAS
Where shrub planting is specified next to hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space between kerbs.

All shrubs shall be container grown, bushy and have a minimum of three breaks/branches from the base of the plant with full root development in the container. All shrubs shall be planted at even centres, offset from the edges of paving and lawns to allow 0.5m of branch development.

Hedges shall be planted in a single row at the densities specified, set centrally within the hedge trench, which shall be maintained free of grass and weeds, to the full width as indicated, at all times.

LAWNS
The rear garden shall be laid to turf. Turf using a fine lawn turf such as Rollam Medallion or similar approved. Turf shall be laid on a prepared base of topsoil 150mm deep, cultivated to a fine tilth with all stones larger than 15mm diameter removed. Prepared areas are to be levelled to 20mm below road kerb. All turf is to be laid from boards to prevent ground compaction and batted up to adjacent turf with close joints. Water reposed, established and a 50mm high green sward of grass is evident. The grass is to be cut to 50mm in height for first cut and to 35mm in height for subsequent cuts. All arisings shall be finely chopped and scattered on site. Areas that have not become successfully established shall be re-filled in the next available season. Residents shall be liable for following up occupation.

Retain an area 1.0m diameter circle of grass to the base of new tree planting to receive mulch.

BARK MULCH
Following all planting of all ornamental planting beds and trees shall be mulched with composted bark mulch to form a depth of 65mm, to reach 50mm after settlement. All mulch shall be a medium grade composted bark or similar approved, containing less than 5% weed. It shall be pest, disease and weed free with no Methyl Bromide contamination. Prior to application, all plants shall be inspected for any signs of pest, disease or weed. No plants shall be removed. The site shall be maintained as follows.

HARD LANDSCAPE
Refer to the ELD Key for material type and size.

MAINTENANCE / MAKING GOOD DEFECTS
Soft landscaping shall be inspected and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

The Landscape Contractor (LC) shall maintain plot garden lawns and planting prior to occupation only, thereafter all landscape areas shall become the responsibility of the resident or client as applicable. After this agreed period, the resident shall be responsible for all landscape maintenance in perpetuity to ensure all plants become established and mature to reach their full potential. No plants shall be removed. The site shall be maintained as follows.

Plant failures: All plant failures shall be replaced during the first five years, as above.

Weeds: All new trees, shrubs and hedgerow planting shall be kept free of weeds for the duration of the maintenance period, in a weed free state at all times. This shall be by mechanical or chemical methods as appropriate, in line with the manufacturer's instructions and in compliance with the Pesticides Act (1998), taking care to avoid drift onto surrounding vegetation.

Hedgerows shall be kept free of weeds throughout their full width up to 1.5m wide and full length. All arisings in plot areas shall be removed following dieback and beds dried. All trees shall have a 1m diameter grass/weed free zone to the base of individual plants with 1m diameter bark mulch 50mm deep to each plant.

Lawn Grass: All lawn areas shall be cut regularly to 35-40mm high following establishment.

Tree Stakes: All tree stakes and ties shall be checked regularly to ensure that tree root systems remain stable, firm and upright in the ground at all times and that ties are still effective and not causing any damage to the tree such as abrasion against the trunk. Any stakes and ties that are found not to be for purpose should be adjusted, replaced or removed.

Pleached Tree Pruning: Horizontal branch structure shall be trained and encouraged along pleached canopies and canopies trimmed to retain a hedge on stilts' effect in accordance with BS 3998 as required throughout the early years after planting to establish a permanent, structurally sound scaffold system of horizontal branches, typical of the species and appropriate to the site circumstances.

Shrub/Herbaceous: All other shrubs shall be maintained in accordance with good horticultural practices. All arisings shall be removed.

Mulch: All areas of bark mulch to trees, shrubs and hedges shall be topped up to 50mm depth at the end of the 12 month defects period.

Urgent: All new trees, shrub and hedge planting shall be irrigated by the contractor or resident as required, using appropriate methods to ensure proper establishment of planting during the first five years after planting.

IRRIGATION
The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the tree species to water deficits, or periods of prolonged soil saturation. The frequency of irrigation is most important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. All trees and shrubs shall be irrigated as required, using appropriate water sources to maintain good and proper plant establishment. Monitoring is recommended if there are 10 consecutive days during the growing season at >25°C. Water should only be added if soil moisture probe/monitoring values indicate that it would be appropriate to do so. In the first 2 growing seasons during summer months, trees may require the following total volumes of water per month, applied across 2 to 3 visits during the month: 10-12m girth (up to 3.6m high) @ 75L per month and 12-14m girth (up to 4.2m high) @ 115L per month.

ALL DIMENSIONS TO BE CHECKED ON SITE. TO BE READ WITH ALL CONTRACT DOCUMENTATION. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACT ADMINISTRATOR NOT SCALE FROM THIS DRAWING.

© Ewood Landscape Design 2023

N.B. THESE LANDSCAPE PROPOSALS HAVE NOT BEEN CROSS REFERENCED AGAINST DRAINAGE SERVICES OR UTILITY LOCATIONS TO IDENTIFY ANY POTENTIAL CONFLICTS.

DESIGNER: Ewood Landscape Design

DATE: 09/05/2023

CDM Regs 2015 - Designer Hazard Risk Identification Checklist

- Gas: Surveys and data NOT obtained. Contractor to check on site. Soft landscape co-ordinated to avoid existing gaspipework.
- Overground/Underground cables: Surveys and data obtained & illustrated on ELD plans where known. Contractor to check on site. Soft landscape co-ordinated to avoid known underground cables.
- Water pipes: Surveys and data NOT obtained. Contractor to check on site. Soft landscape co-ordinated to avoid existing waterpipes.
- Electricity: Surveys and data NOT obtained. Contractor to check on site. Soft landscape co-ordinated to avoid existing electrical services.
- Drainage: Surveys and data NOT obtained. Contractor to check on site. Soft landscape co-ordinated to avoid existing drainage lines, easements and pipes.
- Manual handling: Paving materials and most plant stock specified to permit manual handling and avoid musculoskeletal injury. Street furniture suitable for manual handling.
- Manual Handling: Nursery stock trees. Larger stock to be mechanically lifted into the pits to avoid manual handling and musculoskeletal injury.
- Existing Trees: Development designed to avoid existing trees. Hand digging and no dig construction specified. Trees felled in areas of development control.
- Proposed trees: Design to be lifted from buildings to avoid structural damage or negative effect on occupant's wellbeing, with foundations designed as required.
- Plants with elevated toxicity: Generally not specified. Contractors instructed to wear gloves during planting/maintenance works to avoid skin irritation.
- Deleterious materials: None specified.

CLIENT: LANDPLOMACY

PROJECT: LAND AT HILL COTTAGE, COLAM LANE, LITTLE BADDOW, C34 5JY

ISSUED BY: [Signature]

DATE: 13TH FEBRUARY 2023

SCALE: 1:200 @ A0

DRAWN BY: AE

CHECKED BY: AE

DRAWING NO: ANDE 570-6-001

REV.:

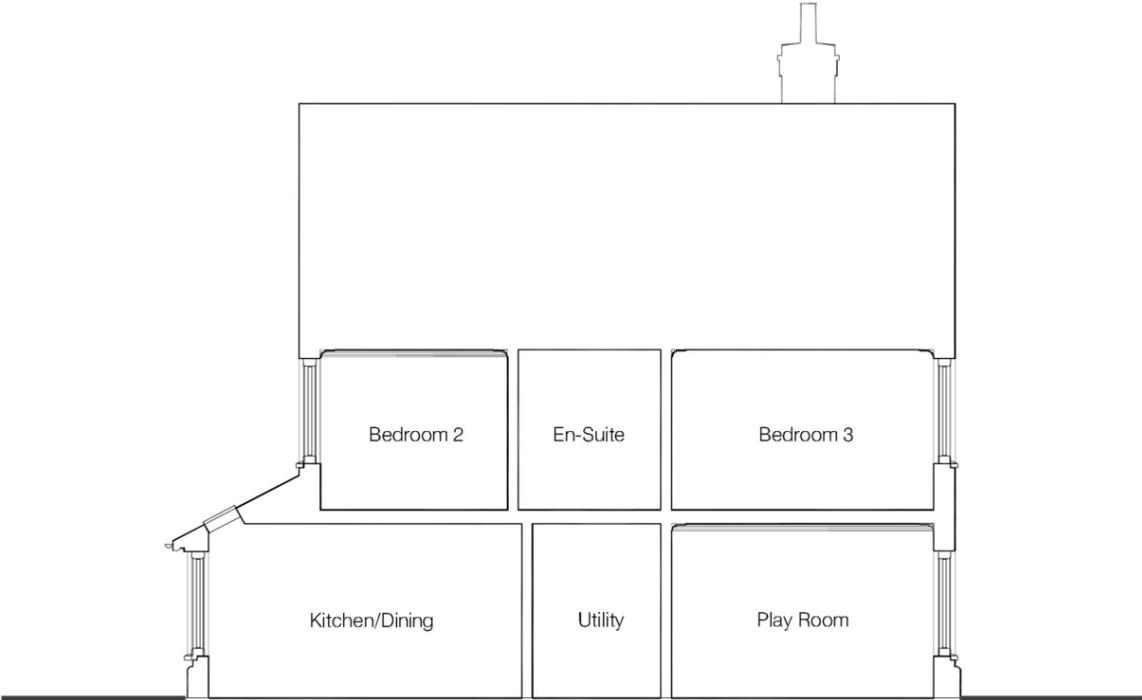
E.L.D. EWOOD LANDSCAPE DESIGN

Chartered Landscape Architect

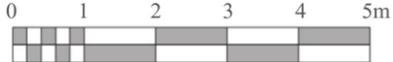
Suffolk Office: The Barn, Cherry Tree Farm, Mendhamham, Green, Newmarket, Suffolk IP14 3AG. Tel: 01463 786253. E: eawood@e-l-d.co.uk

Cambridge Office: The Nursery, Market Street, Fordingham, Cambridgeshire, CB37 5JQ. Tel: 01463 721066. E: eawood@e-l-d.co.uk

PROPOSAL
BUILDING SECTION



SECTION A-A DRAWING no. 2200. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL
EAST ELEVATION



EAST ELEVATION DRAWING no. 2100. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL
SOUTH ELEVATION



SOUTH ELEVATION DRAWING no. 2101. Scale 1:100@A3



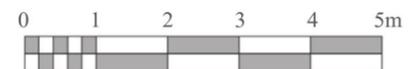
LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL
WEST ELEVATION



WEST ELEVATION DRAWING no. 2102. Scale 1:100@A3

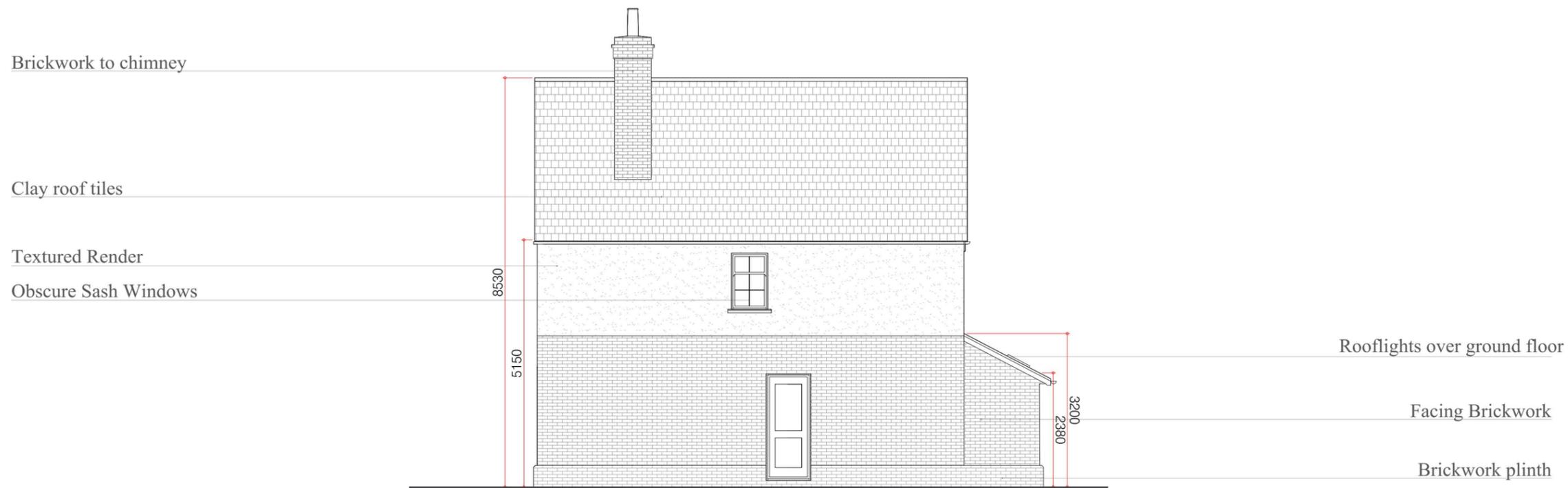


LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL

NORTH ELEVATION



NORTH ELEVATION DRAWING no. 2103. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



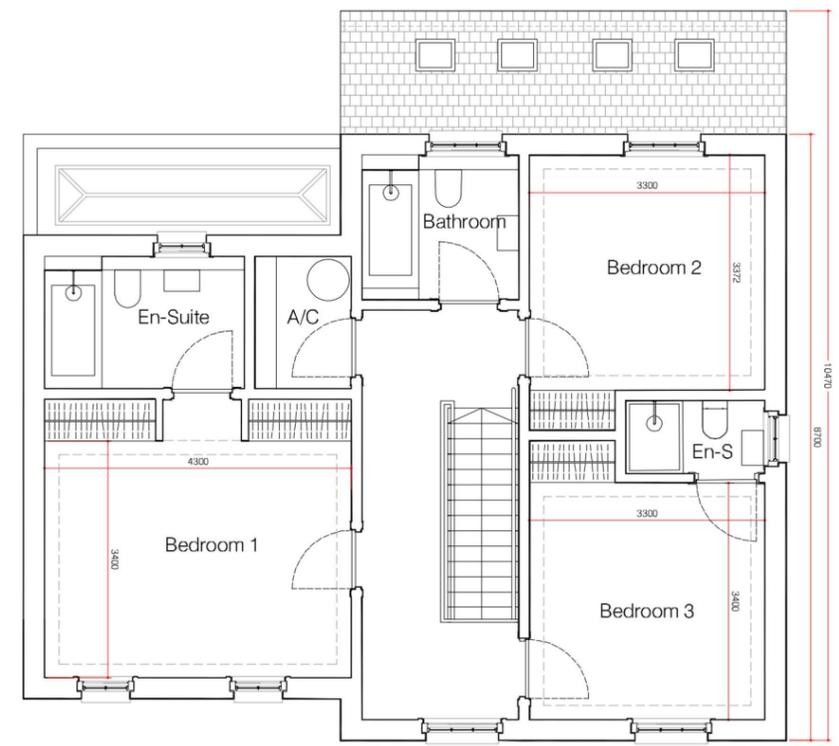
PROPOSAL

FIRST FLOOR PLAN

AREA SCHEDULE

First Floor Plan (GIA):

72.7 sqm
782 sqft



FIRST FLOOR PLAN DRAWING no. 2001. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



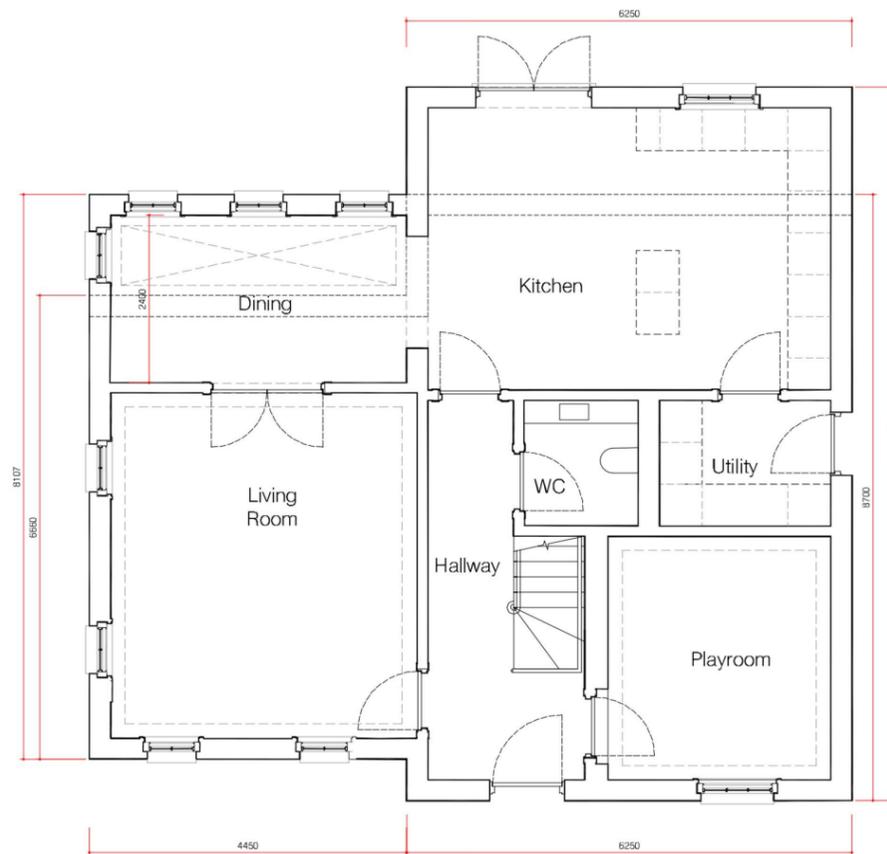
PROPOSAL

GROUND FLOOR PLAN

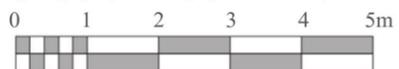
AREA SCHEDULE

Ground Floor Plan (GIA):

87.9 sqm
946 sqft



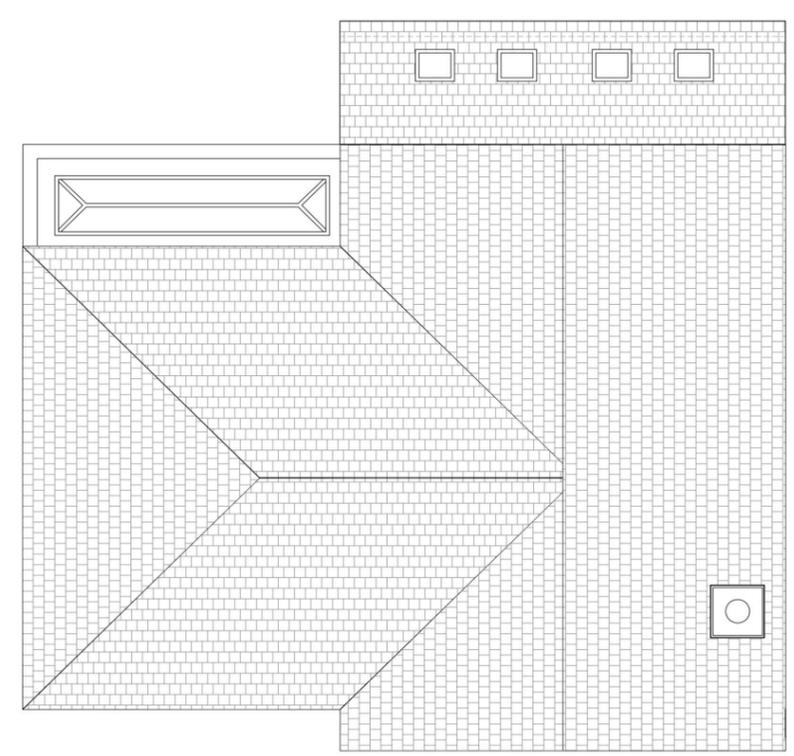
GROUND FLOOR PLAN DRAWING no. 2000. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX



PROPOSAL
ROOF PLAN



ROOF PLAN DRAWING no. 2002. Scale 1:100@A3



LAND ADJACENT TO HILL COTTAGE, LITTLE BADDOW, CHELMSFORD, CM3 4SX





0 5 10 20 Metres

1:800



Planning Committee
23/00834/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826