



Planning Committee
20th June 2023

Application No	:	23/00134/FUL Full Application
Location	:	Land Adjacent 2 Pease Place East Hanningfield Chelmsford Essex
Proposal	:	Erection of one affordable dwelling with associated car parking and access.
Applicant	:	D Ford Chelmsford City Council
Agent	:	James Firth
Date Valid	:	10th February 2023

Appendices:

Appendix 1 Consultations summaries
Appendix 2 Drawings

1. Executive summary

- 1.1. This application is for one affordable rent dwelling in the defined settlement of East Hanningfield. The land is owned and managed by the City Council. The planning application is made by the City Council. In accordance with the Council's Constitution, the application is presented to the Planning Committee for a decision.
- 1.2. Objections to the application have been received (see Appendix 1). These cover a range of topics, but loss of green space, overdevelopment of the housing estate, increase in parking stress, impact to character are the main issues raised. These concerns have been considered alongside the wider planning considerations of this development proposal. The application assessment concludes the proposal is compliant with the Development Plan.
- 1.3. The application is recommended for approval subject to conditions.

2. Description of site

- 2.1. The application site is located within the defined settlement of East Hanningfield, where the principle of development is acceptable subject to compliance with relevant planning policies.
- 2.2. The site is an area of managed amenity space on the southern side of Pease Place. It includes a small area of open grass and a circular hedge feature.
- 2.3. The site backs on the Back Lane and is flanked on both sides by houses, No. 2 Fillioll Close to the east and No 2 Pease Place to the west. It forms part of the wider Coude Dennis housing estate. This estate was designed by Architect James Gowan and was constructed in the 1970s. The estate consists of two storey, terraced houses and flats. The terraced houses have a distinctive uniform design including a mono/dual pitched roof and single storey garages projecting from the front elevation. The flats are equally distinctive; employing a staggered building line with pairs of mono pitched roofs separated by sculptural entrance ways that project forward at ground level. The external materials for both houses and flats employ a mixture of render and exposed brick. A porthole window type is also employed and is a prominent feature across the scheme.

3. Details of the proposal

- 3.1. The application proposes the construction of one four-bedroomed detached dwelling, for affordable rent tenure.
- 3.2. Two parking spaces will be provided to the front of the dwelling.

4. Summary of consultations

Recycling & Waste Collection Services: No response.

Public Health & Protection Services: ENV07 Contamination condition. Residential development should provide EV charging infrastructure.

Essex County Council Highways: The proposal is acceptable to the Highway Authority subject to conditions.

East Hanningfield Parish Council: No response.

Local residents: Two objections received from two local residents. Concerns raised:

- Loss of green space.
- Overdevelopment of the housing estate.
- Increase in parking stress.
- Impact to character.

5. Planning considerations

Main Issues

- 5.1. The application seeks one affordable housing unit, making this a 100% affordable housing scheme. The unit would be provided on an affordable rent tenure which can be secured without a legal agreement due to the Council's ownership of the site.
- 5.2. The four-bedroom, six-person dwelling will meet the Council's priority housing need at present as it is proposed as affordable housing for rent. The City Council has had an undersupply of 4 bed houses in the last 5 years and as a consequence there are a number of families in temporary accommodation in the most urgent housing need that require this size of accommodation.
- 5.3. The site is within the defined settlement of East Hanningfield, where the principle of development is acceptable subject to compliance with relevant planning policies. The main considerations for this proposal are impact to the character of the area, and neighbour relationships. Other considerations, such as parking and access, technical compliance with development standards and other material considerations also apply.

Design and Character

- 5.4. Policy DM23 of the Chelmsford Local Plan 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.
- 5.5. The wider estate consists of two storey, terraced houses and flats. The terraced houses exhibit a distinctive uniform design including a mono/dual pitched roof and single storey garages projecting from the front elevation.
- 5.6. The existing site comprises an area of managed amenity space, which is not allocated as Designated Open Space for the purposes of the Chelmsford Local Plan. Policy DM21 (Protecting Community Facilities) is therefore not applicable to this application.
- 5.7. The surrounding post-modernist estate is a highly distinctive development and any development that fails to embrace the character of the estate will look peculiar and would not be acceptable.
- 5.8. The proposal is effectively an infill, and the proposed detached unit would fill an empty plot within the wider street context. The design of the new dwelling has been influenced by the existing design and character of neighbouring properties and the wider estate with the design of the proposed dwelling emulating distinctive features of the wider housing estate, including the angle of roof pitch and eaves height which match the dwellings either side of the plot. The roof form matches that of the adjoining houses in Fillioll Close. The distinctive linear and circular window features of the existing housing are continued into the proposed house together with the flat roof single storey front projection.
- 5.9. The proposal would result in the loss of a part of (approximately half) the green space. It is acknowledged that a new house would reduce the visual amenity that the space currently provides because it would be reduced in size, but the reduction in visual amenity value would not

be so harmful to the wider street scene to justify a refusal of planning permission. And in addition the affordable rent tenure type of dwelling would meet the most urgent housing need within Chelmsford which is an important material consideration.

- 5.10. The proposed housing scheme respects the design and character of the area in which it is located, provides a much-needed affordable housing unit and is complicit with the requirements set out in Policy DM23 of the Chelmsford Local Plan.

Development Standards and Neighbouring Impacts

- 5.11. Policy DM26 of the Chelmsford Local Plan states that all new dwellings 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.
- 5.12. The development is compliant with the Nationally Described Space Standards for housing.
- 5.13. The new dwelling would be compliant with Approved Document Part M4(2).
- 5.14. The proposals also meet the requirements of the Council's Development Standards (Appendix B) in respect of garden sizes, parking provision, recycling and waste storage.
- 5.15. The new dwelling would sit adjacent and within the building line of adjacent neighbouring dwellings. This consideration, as well as the placement of windows and gardens areas prevents any harm in respect of privacy or overlooking for either new or existing properties.
- 5.16. The proposed development would have an acceptable relationship with neighbouring properties and would offer an adequate level of amenity for future occupiers. The proposal complies with both Policy DM26 and DM29 of the Chelmsford Local Plan.

Net Biodiversity Gain and RAMS

- 5.17. The Ecology Appraisal submitted with the application does not conclude further assessment or survey is required. This conclusion is agreed. The specification of landscaping and recommendations for other ecological betterment will be secured by planning condition.
- 5.18. The Conservation of Habitats and Species Regulations 2017, as amended (commonly known as the Habitat Regulations) require all new residential developments that have the potential to cause disturbance to European designated sites to provide appropriate mitigation. To deal with this, an Essex County wide strategic approach to considering and mitigating potential harm has been produced - the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). An Appropriate Assessment has been carried out which concludes that a contribution towards off-site mitigation (RAMS contribution) is necessary to mitigate the potential disturbance to European designated sites arising from this development growth. A RAMS payment of £156.76 has been agreed with the Council's Corporate Property Manager, which is in line with the prevailing rate.

Tree Planting

- 5.19. The Council has declared a Climate and Ecological Emergency to focus attention on reducing carbon and greenhouse gas emissions in the area and to plan for a more sustainable future. The Council's Climate and Ecological Emergency Action Plan includes undertaking a greening

programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford. Paragraph 5.18 of the Making Places Supplementary Planning Document (January 2021) states that green spaces provided in connection with new housing development should, where practicable, include the planting of three trees per net new dwelling. The proposed plans show that three new trees will be planted within the application site.

Parking, Access and Highway Impacts

- 5.20. The Local Highway Authority has been consulted on these proposals and has raised no objections but has recommended several planning conditions to manage and scope works affecting the highway.
- 5.21. Policy DM27 of the Chelmsford Local Plan states that 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.
- 5.22. The new dwelling would be provided two off-street parking spaces in accordance with the EPOA parking standards. The new access would not create conflict between occupiers of the development and users of the highway.
- 5.23. The proposed development complies with Policy DM27 of the Chelmsford Local Plan.

6. Community Infrastructure Levy (CIL)

- 6.1. This development is CIL liable. CIL payments are required to help pay for general infrastructure arising from development. In addition, there is a requirement for specific payments towards works which would usually be made via a S.106 agreement, but as this is a Council-owned site those contributions (RAMS) have been secured as direct transfers between Council Services, to be undertaken when planning permission is in place.

7. Conclusion

- 7.1. The proposals are a sustainable form of development.
- 7.2. The development will have a positive impact on housing and affordable housing in Chelmsford.
- 7.3. Local objections have been received and considered. The matters raised through the consultation have been considered in the context of national and local planning policy. The objections would not amount to grounds for refusal as the development is assessed to be acceptable in relation to those concerns raised.
- 7.4. The proposals are compliant with the standards and objectives of the National Planning Policy Framework and Chelmsford Local Plan (May 2020).
- 7.5. Officers recommend the application is approved subject to conditions.

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

The new dwelling in this development shall not be used for any purpose other than the provision of Affordable Housing within the definition as given within the National Planning Policy Framework.

Reason:

To define the scope of the planning permission as being a 100% Affordable Housing scheme.

Condition 4

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 5

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

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

Reason:

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

Condition 6

Prior to the first occupation of the dwelling hereby permitted, charging infrastructure for electric vehicles shall be installed and retained at a rate of 1 charging point per dwelling.

Reason:

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

Condition 7

The dwelling unit 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 8

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (James Blake Associates, September 2022) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason:

To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 9

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 10

The areas 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 11

The dwelling shall not be occupied until space has been laid out within the site in accordance with Approved Drawing No. 3558:02/I for two 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 12

Prior to first occupation of the development hereby approved, the parking space hardstanding shall be provided with a dropped kerb vehicular crossing of the footway not exceeding 5 metres width.

Reason:

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

Condition 13

Prior to occupation of the development hereby approved, boundary treatments shall be installed in accordance with the details submitted in Approved Drawing No. 3558:02/I and 002/D.

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 14

a) Prior to occupation of the development hereby approved, the hard landscaping works shall be carried out in accordance with the details included in Approved Drawing No. 3558:02/I and 002/D.

b) Prior to the first occupation of any part of the development or in the first available planting season following such occupation, soft landscaping works shall be carried out in accordance with Approved Drawing No. 3558:02/I and 002/D.

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.

Notes to Applicant

1 Hours of work during construction

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

Noisy work:

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

Light work:

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

In some circumstance further restrictions may be necessary.

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

Party Wall Act

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

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

- 2 The 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.
- 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 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.
- 5 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.
- 6 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. 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.

Recycling & Waste Collection Services

Comments
No response received

Public Health & Protection Services

Comments
<p>Please put on an ENV07 condition. The Phase 1 Assessment has recommended an intrusive investigation.</p> <p>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).</p>

Essex County Council Highways

Comments
<p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway. 2. Prior to first occupation the provision of the parking space hardstanding for two cars with a minimum dimension of width 5.5metres x 5.5metres long and surfaced in an approved bound material. 3. Prior to first occupation the parking space hardstanding in 2 above shall be provided with an appropriate dropped kerb vehicular crossing of the footway. 4. There shall be no discharge of surface water from the development onto the Highway. 5. Cycle parking shall be provided in accordance with the EPOA Parking Standards. 6. 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 dwelling,

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East Hanningfield Parish Council

Comments
No response received

Local Residents

Comments
<p>Representations received</p> <p>Two objections received from two local residents. Concerns raised:</p> <p>Loss of green space.</p> <ul style="list-style-type: none">• Results in loss on one of the few green spaces in the estate• Impact on ability of children to play safely close to home <p>Overdevelopment of the housing estate.</p> <ul style="list-style-type: none">• Garden grabbing nature of a loss of a local amenity and open aspect area• Local school and GP surgeries already over subscribed <p>Increase in parking stress</p> <ul style="list-style-type: none">• Result in loss of on street parking which is already a big issue• Adds to an already overcrowded parking situation <p>Impact to character.</p> <ul style="list-style-type: none">• Unwelcomed eyesore in the direct line of vision



0 15 30 60 Metres

1:1,663



Planning Committee
23/00134/FUL

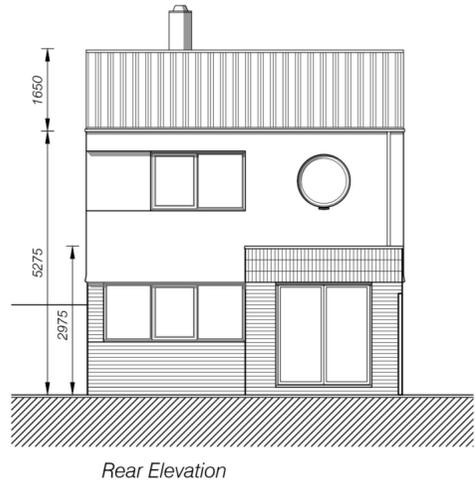
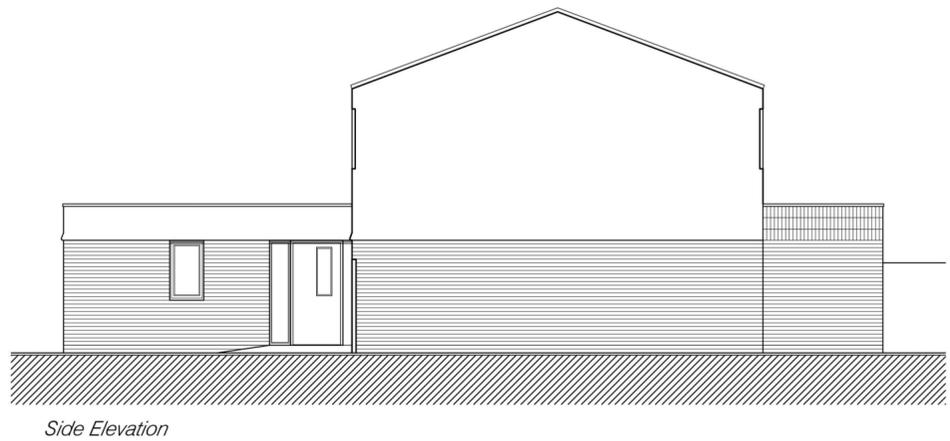
Planning & Development Management
Directorate for Sustainable Communities

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

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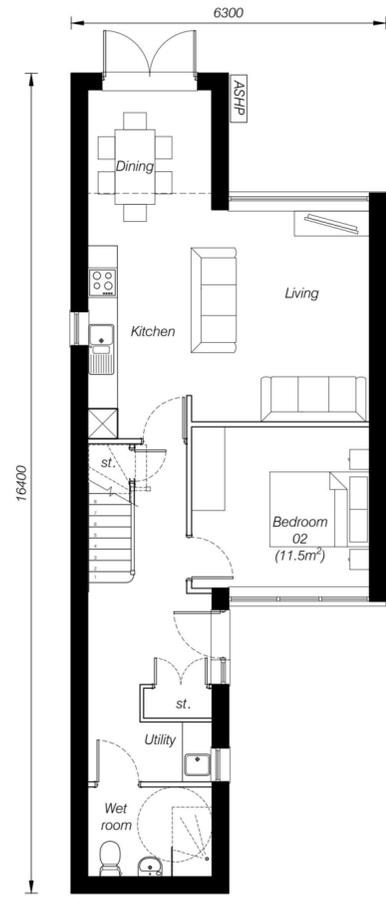


Front Elevation

No.2

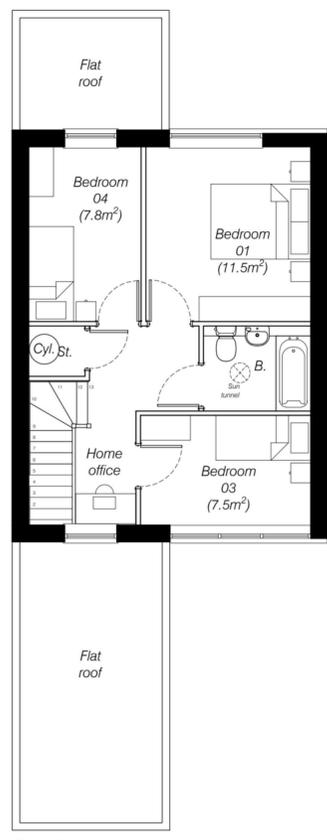
Side Elevation

Rear Elevation

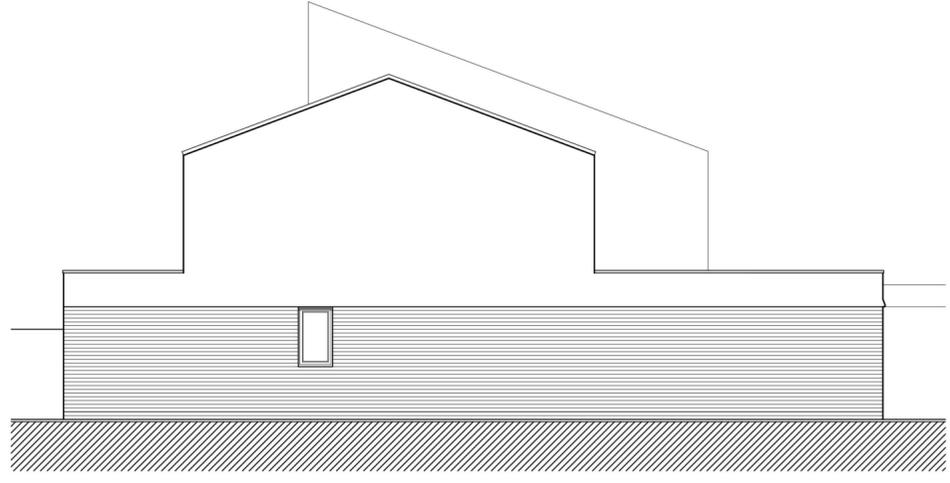


Ground Floor
4b6p
106m2 total GIA

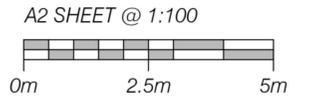
M4(2) Accessible and Adaptable dwelling



First Floor



Side Elevation



revision

issue **PLANNING**

client

Chelmsford City Council

project

Site no.2, Pease Place,
East Hanningfield

title

Proposed Plans & Elevations

john finch partnership
chartered architects & town planning consultants



88 Broomfield Road
Chelmsford CM1 1SS
01245 354319/250780
admin@johnfinchpartnership.co.uk

www.johnfinchpartnership.co.uk

date 06.03.2023 scale 1:100 @ A2

drawn jm/jh checked jm

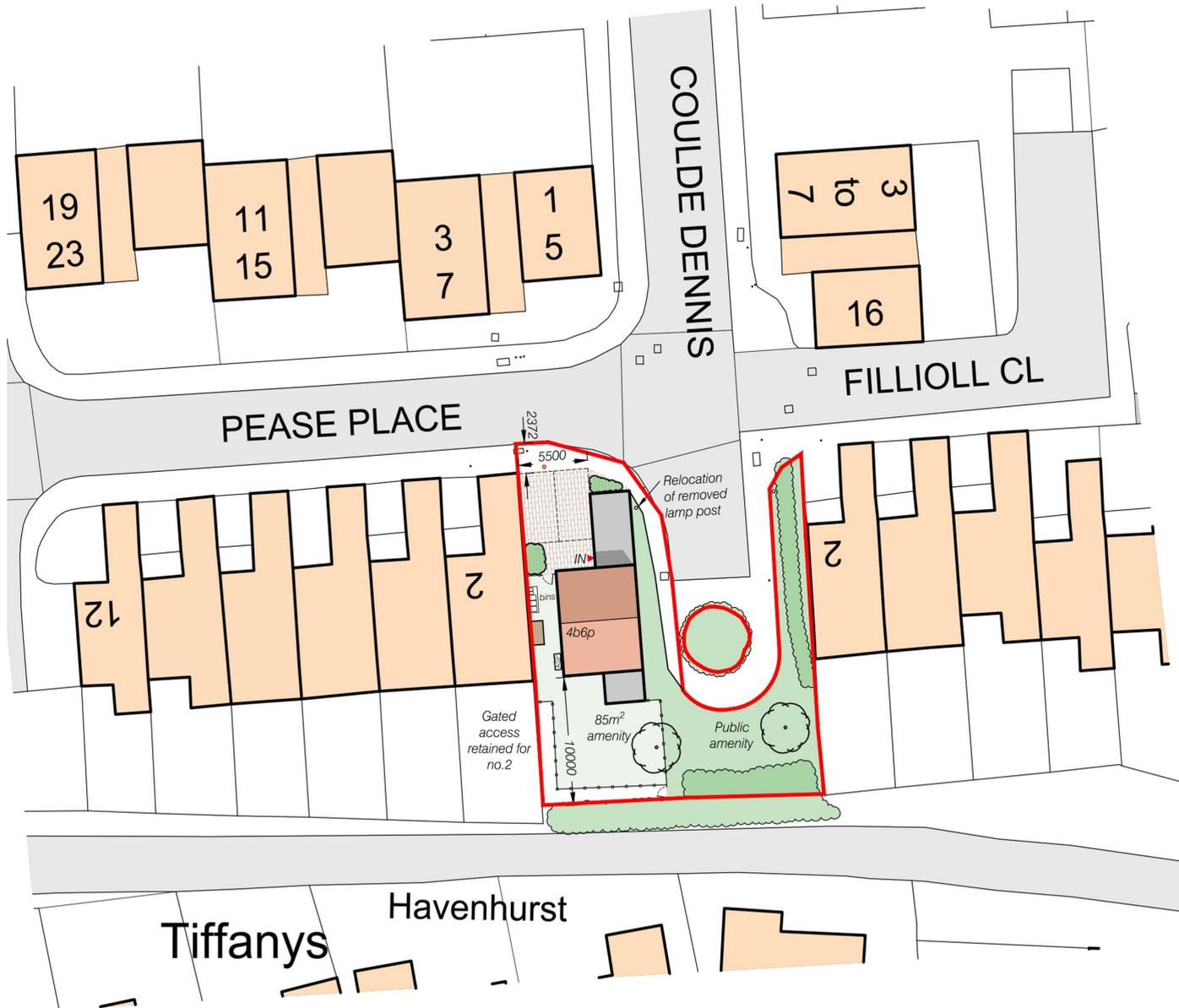
dwg no 3558:03 revision D



Proposed Rear Visualisation



Proposed Front Visualisation



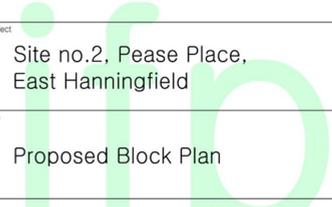
PROPOSED BLOCK PLAN @ 1:500

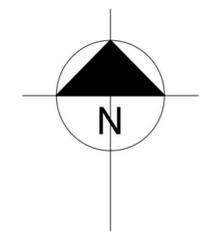
Accommodation Schedule

Plot No.	Accommodation	Area (m ²)	Amenity (m ²)
01	4 Bedroom 6 person house	106	85

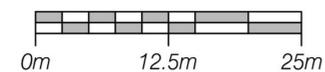
Key:

-  Concrete pavers
-  Cycle Stores
-  Bins
-  1800mm h. close boarded timber fence

revision
issue
PLANNING
client
Chelmsford City Council
project
Site no.2, Pease Place,
East Hanningfield
title
Proposed Block Plan

john finch partnership
chartered architects & town planning consultants



A4 SHEET @ 1:500



 88 Broomfield Road
Chelmsford CM1 1SS
01245 354319/250780
admin@johnfinchpartnership.co.uk
www.johnfinchpartnership.co.uk
date 02.03.2023 scale 1:500 @ A4
drawn jfm/jh checked jfm
dwg no 3558:02 revision 1

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

Importation:

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding & Turfing:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:

- As and when required to ensure healthy establishment of plants.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Ornamental trees within the to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.
- Newly planted ornamental hedges to be maintained at a height of 800mm within the Site. No guards to be used in order to encourage a more natural form.

Timing:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
 - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

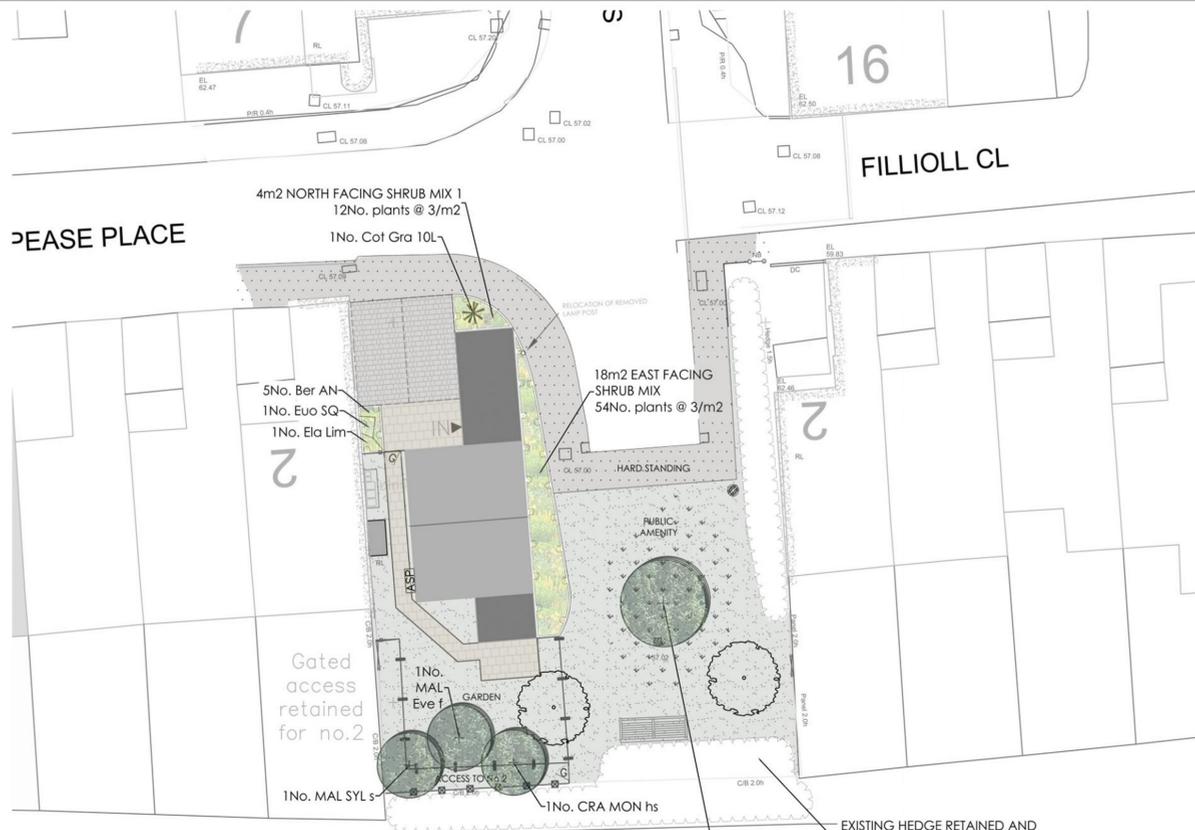
MANAGEMENT

Protection of existing vegetation:

- There are a number of hedges on the peripheries of the site and where possible, existing vegetation would be retained. Protection of trees and hedges would be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction. n should be taken when working adjacent to the existing trees and hedges, particularly in relation to the washing out of machines, storage of materials and other activities which may be deemed hazardous to the health and well being of the existing vegetation.

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.



PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
5No.	Ber AN	Berberis thunbergii 'Atropurpurea Nana'	C 3L	20-30cm	5/m2
1No.	Cot Gra 10L	Cotinus coggygia 'Grace'	C 10L	100-125cm	1/m2
1No.	Ela Lim	Elaeagnus x ebbingei 'Limelight'	C 3L	40-60cm	3/m2
1No.	Euo SQ	Euonymus 'Silver Queen'	C 3L	20-30cm	4/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	CRA MON hs	Crataegus monogyna	B	STD	12-14cm
1No.	LIQ WOR ss	Liquidamber styraciflua 'Worpleston'	B	STD	10-12cm
1No.	MAL Eve f	Malus 'Evereste'	c	FTH	150-200cm
1No.	MAL SYL s	Malus sylvestris	B	STD	180-210cm

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
4m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	2No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	2No.	Sarcococca confusa	C 3L	40-60cm
20%	2No.	Cotonaster lacteus	C 3L	40-60cm
20%	2No.	Viburnum davidii	C 3L	40-60cm
30%	4No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 10.				
18m2 EAST FACING SHRUB MIX planted @ 3/m2				
15%	8No.	Pachysandra terminalis	C 3L	40-60cm
25%	14No.	Spirea japonica 'Goldflame'	C 3L	40-60cm
10%	5No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	14No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	14No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
 C = Container (or pot) grown, followed by size of the container (or pot).
 FORM = Shape of tree as supplied by the nursery.
 FTH = Feather.
 QTY = Quantity
 SIZE = Height or Spread of juvenile plant.
 STD = (clear stem) Standard.
 STOCK = Root condition/protection method eg Bare root.

KEY

- Planting-Hedges
- Planting-Shrubs
- Grass - Lawn
- Grass - Wildflower Mix
- Tree-Proposed
- Bituminous wearing surface for trafficable areas designed to engineers detail. Colour: Black.
- Marshall's permeable concrete sett paving (charcoal), laid random stretcher pattern.
- Marshall's Saxon concrete slab paving (natural), size 450x450mm, laid stretcher pattern.
- Timber closeboard fence, 1800mm high.
- Timber Post & Rail fence, 1200mm high.
- Gate.
- Bin.
- Benchmark Street Furniture - Shoreline bench - SL003 (without arms) 1.8m long, set into concrete.

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REVISION		
REV	DATE	DESCRIPTION
A	12.12.2022	Additional layout changes and parking.
B	21.12.2022	Additional parking moved to BH1.
C	28.02.2023	Additional trees added to rear garden.
D	09.03.2023	Additional planting to meet planning guide.

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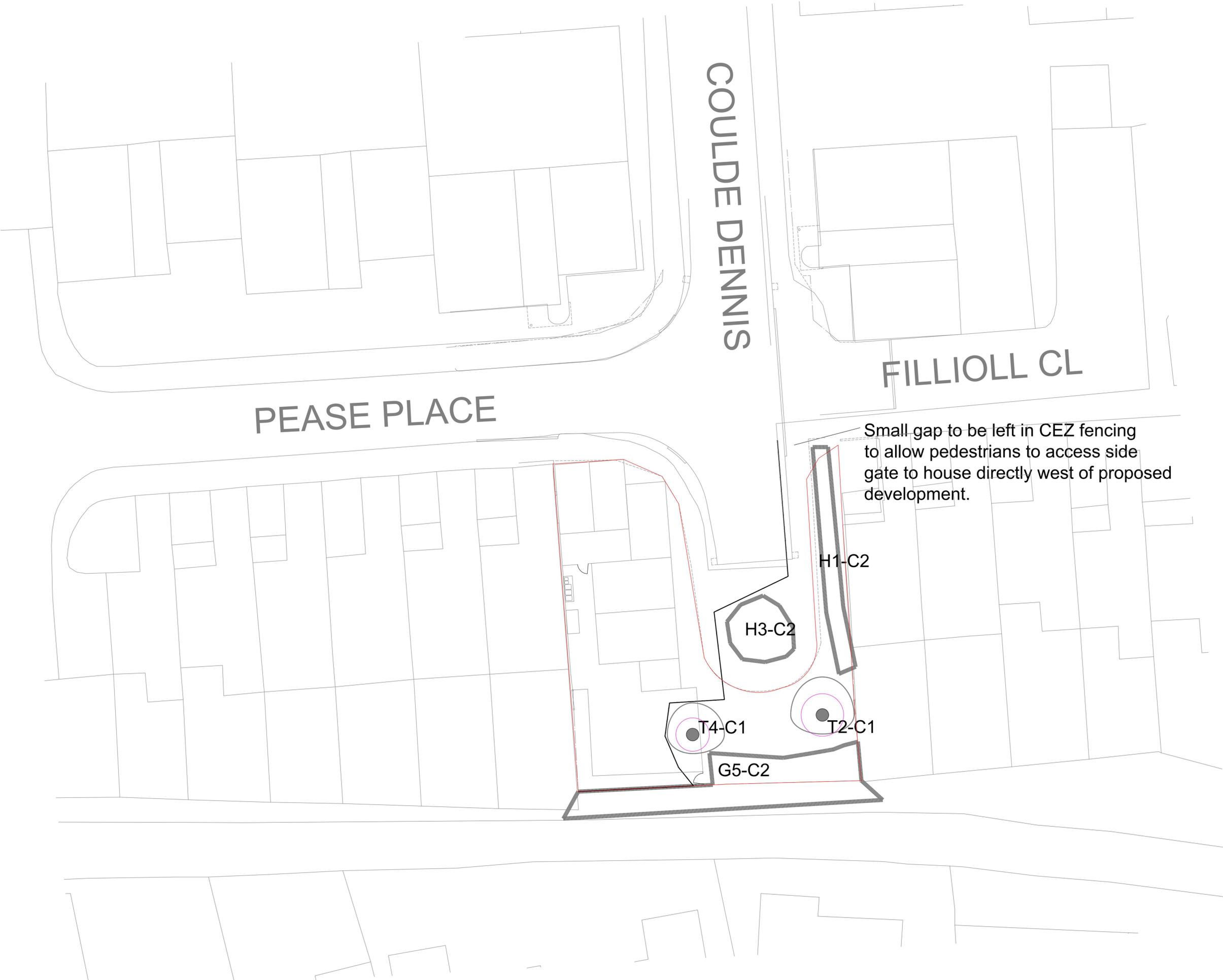
Client
 Chelmsford City Council.

Drawing Title
 Landscape Proposals

Drawn by:
 KB **Purpose of issue:**
 Planning

Date
 06.11.2022 **Scale**
 1:200 @ A2

Job Number
 2022_51 **Drawing No.**
 002 **Rev**
 D



PEASE PLACE

COULDE DENNIS

FILLIOLL CL

Small gap to be left in CEZ fencing to allow pedestrians to access side gate to house directly west of proposed development.

H1-C2

H3-C2

T4-C1

T2-C1

G5-C2

KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
- Existing hedge or group, colour coded as above in accordance with BS 5837.
- Grey - Category C tree of low quality and value.
- Grey - Cat C Groups/hedges of low quality and value.
- Root Protection Area as calculated in accordance with BS 5837:2012.
- Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works.
- Site Boundary.

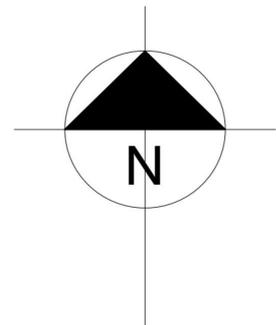
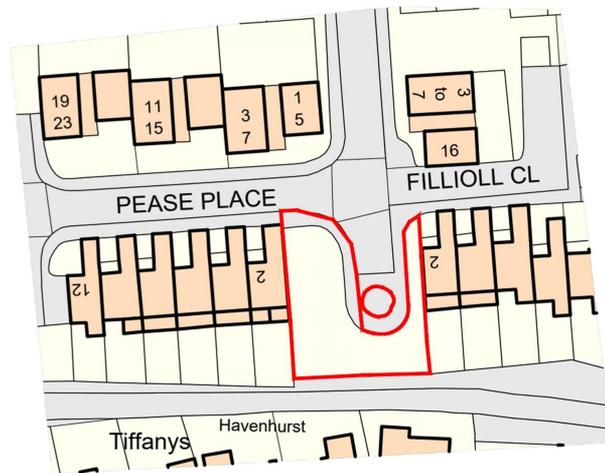


REV	DATE	BY	CHKD	DESC

CLIENT	James Blake Associates	DWG TITLE	Tree Protection Plan
DATE	12/11/2022	SCALE	As Shown
PURPOSE OF ISSUE			
DESIGNED BY	CHKD BY	SCALE	DATE
DWG NO.			

JAMES BLAKE ASSOCIATES
 LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

GENERAL NOTES
 ALL DIMENSIONS IN MILLIMETRES
 DO NOT SCALE OFF THIS DRAWING
 ALL DIMENSIONS TO BE CHECKED ON SITE
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Location plan

A4 SHEET @ 1:1250



revision	
issue	PLANNING
client	Chelmsford City Council
project	Site no.2, Pease Place, East Hanningfield
title	Location Plan
 john finch partnership chartered architects & town planning consultants	
 88 Broomfield Road Chelmsford CM1 1SS 01245 354319/250780 admin@johnfinchpartnership.co.uk www.johnfinchpartnership.co.uk	
date	09.02.2023
drawn	jm/jh
dwg no	3558:01
scale	1:1250 @ A4
checked	jm
revision	F



Our Ref: JBA 22/278 ECO2a SR

18th October 2022

Revision A – 20th December 2022

On behalf of Chelmsford City Council

Biodiversity Net Gain Calculation for the East Hanningfield Site 2, Chelmsford, Essex

James Blake Associates Ltd. (JBA) was commissioned by Chelmsford City Council to provide a biodiversity net gain calculation for the proposed development at East Hanningfield Site 2, Chelmsford, Essex (Chelmsford City Council).

This statement explains how the net gain calculation was carried out, the assumptions made and the conclusions from the calculation. Only habitats/linear features currently and proposed within the site boundary have been included within the calculations. The landscape proposals (Kirsten Bowden, 2022) is provided in Appendix A.

Background

A biodiversity net gain calculation has been carried out using Defra Biodiversity Metric 3.1 (updated July 2021). For more information on the metric, please see [here](#).

Defra's Biodiversity Metric 3.1 provides a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. The metric encompasses both area (e.g. grasslands) and linear habitats (such as hedgerows, rivers and streams). Note that 'material' enhancements for species, such as bat/bird boxes, reptile hibernacula, hedgehog 'highways' etc. cannot currently be factored into the calculation.

The habitats and linear features currently present within the site boundary are used to calculate the baseline biodiversity units; the percentage gain that the proposed development can potentially deliver is estimated using the landscape proposals (Kirsten Bowden, 2022) for the development (Appendix A) and assumptions made by the assessor.

At present, national policy states '*opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*' (NPPF, 2021). The figure of 10% net gain is sometimes regarded as the minimum but this has now been highlighted as mandatory with the emerging Environment Bill from November 2023.

Methodology and Rationale

The baseline figures for the metric calculation were based on the Preliminary Ecological Appraisal undertaken by JBA in 2022. The area measurement for each of the baseline habitat types was made using Defra's MAGIC map: for more information about MAGIC, please see [here](#).

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Baseline habitats consist of amenity grassland with two street trees. A native hedgerow is also present at the eastern and southern boundary of the site.

The strategic significance of the location was checked against the 'Local Plan' of Chelmsford. The location did not appear to be in or near to a locality mentioned in the Strategy. However, this category can be amended accordingly if required.

The areas for habitat to be retained and/or created were taken from the landscape proposals prepared by Kirsten Bowden (2022) (Appendix A).

Both trees will be retained as part of the development and therefore it is assumed that part of the existing amenity grassland can also be retained as part of the tree root protection zones, where no construction works should take place. It is therefore recommended that these retained areas of enhanced through additional species and management to ensure a varied sward height.

Part of the hedgerow at the southern boundary will require cutting back but will not be lost completely. The eastern hedgerow will also be retained as part of the development and can be enhanced.

Evaluation

Although the existing habitats are of low biodiversity value, the loss of amenity grassland will need to be mitigated for via off-site provision (same distinctiveness or better habitat required). This is required to meet at least 10% net gain and to meet the 'trading standards' within the metric. A number of small sites are currently being proposed by Chelmsford City Council and as part of the Medway Close development, 0.1ha of woodland will be enhanced which will meet the offsetting requirement for East Hanningfield (site 2).

With the offsite woodland enhancement (0.003ha in this case), the overall score is a gain of 10.75% for habitat units. The development will also have a 38.74% gain in hedgerow units.

It is worth noting that these gains are purely from habitats/hedgerows and therefore 'material' enhancements are not included in this calculation. Although, it is recommended the proposed development includes the following enhancements;

- Bird and bat boxes to be erected onto new dwellings and retained mature trees (where possible)
- Hedgehog gaps (13cm x 13cm) to be created in garden fences to ensure small mammal movement is maintained throughout the site.
- In addition, hibernacula to benefit reptiles, amphibians etc.

Note that the final location of enhancements should be determined during construction by an Ecological Clerk of Works (ECoW).

Management for Woodland Enhancement

Additional native woodland species could be planted throughout the woodland to increase the diversity within the area. Low-level shrubs could also be incorporated such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and elder (*Sambucus nigra*).

Additional planting will also reduce the amount of open space within the woodland providing a more dense habitat. However, some open spaces should still be present to allow natural regeneration so that all three classes are present (e.g. trees, saplings and seedlings or advanced coppice regrowth).

The woodland currently has very little deadwood and brash present. Deadwood provides foodstuff and shelter for a number of species such as reptiles and stag beetles (*Lucanus cervus*). Any felled trees or wood from tree management in the surrounding area could be placed in piles in the woodland to provide additional deadwood. Any fallen or broken branches should be left in-situ within the woodland.

Small areas of bramble (*Rubus fruticosus*) scrub is located mainly at the boundary of the woodland; these areas should be retained but managed so as not to encroach into the more open woodland at the centre and northern section of the woodland. Management should be done on rotation of three years so there is a mix of young and mature scrub, for example, an area should be cut back (but not removed completely) one year and left for two, while other areas are cut. Cutting should be undertaken from the edge of the scrub, to leave central areas of the woodland free for new tree saplings and other flora.

Conclusions

Based on the landscape proposals prepared by Kirsten Bowden (2022) and assessor assumptions, the development will have a 38.74% gain in hedgerow units and 10.75% for habitat units (including the offsite woodland enhancement). Enhancement recommendations are provided within this report.

The development is expected to deliver more of a gain when 'material' enhancements are included such as bird and bat boxes. Landscape and ecological management plans may be required to secure the potential benefits for biodiversity in perpetuity.

Yours sincerely,

Sam Rigg ACIEEM

Ecologist

James Blake Associates Ltd.

References

Kirsten Bowden (2022) *Landscape Proposals for Site 2, East Hanningfield, Chelmsford*.

James Blake Associates Ltd. (2021) *Preliminary Ecological Appraisal of East Hanningfield Site 2, Chelmsford, Essex*. On behalf of Chelmsford City Council.

Appendix A. Proposed Block Plan

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

Importation:

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding & Turfing:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:

- As and when required to ensure healthy establishment of plants.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plantings: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Ornamental trees within the to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.
- Newly planted ornamental hedges to be maintained at a height of 800mm within the site. No guards to be used in order to encourage a more natural form.

Timing:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
 - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

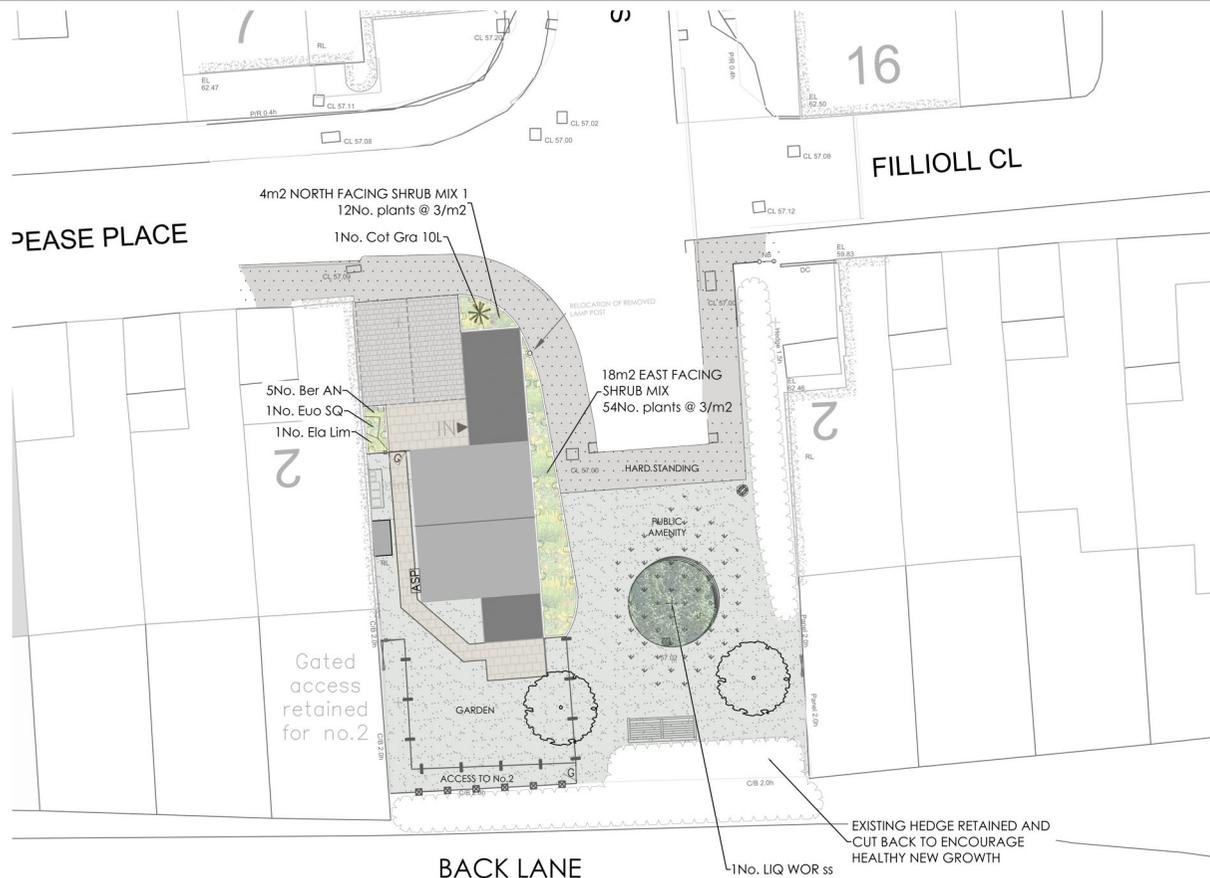
MANAGEMENT

Protection of existing vegetation:

- There are a number of hedges on the peripheries of the site and where possible, existing vegetation would be retained. Protection of trees and hedges would be in accordance with BS 3837:2012. Trees in relation to design, demolition and construction should be taken when working adjacent to the existing trees and hedges, particularly in relation to the washing out of machines, storage of materials and other activities which may be deemed hazardous to the health and well being of the existing vegetation.

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any annual, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.



PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
5No.	Ber AN	Berberis thunbergii 'Atropurpurea Nana'	C 3L	20-30cm	5/m2
1No.	Cot Gra 10L	Colinus cogygia 'Grace'	C 10L	100-125cm	1/m2
1No.	Ela Lim	Elaeagnus x ebbingei 'Limelight'	C 3L	40-60cm	3/m2
1No.	Evo SQ	Euonymus 'Silver Queen'	C 3L	20-30cm	4/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	LIQ WOR ss	Liquidamber styraciflua 'Worplesdon'	B	STD	10-12cm

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
4m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	2No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	2No.	Sarcococca confusa	C 3L	40-60cm
20%	2No.	Cotoneaster lacteus	C 3L	40-60cm
20%	2No.	Viburnum davidii	C 3L	40-60cm
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Individual varieties to be planted in groups of approximately 10.				

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NOTES AND ABBREVIATIONS:

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- Planting-Shrubs
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- Grass - Wildflower Mix
- Tree-Proposed
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- Gate.
- Bin.
- Benchmark Street Furniture - Shoreline bench - SL003 (without arms) 1.8m long, set into concrete.

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REVISION		DESCRIPTION
REV	DATE	
A	12.12.2022	Additional layout changes and parking.
B	21.12.2022	Additional parking moved to E11.

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Client
 Chelmsford City Council.

Drawing Title
 Landscape Proposals

Drawn by:
 KB **Purpose of issue:**
 Planning

Date
 06.11.2022 **Scale**
 1:200 @ A2

Job Number
 2022_51 **Drawing No.**
 002 **Rev**
 B



Preliminary Ecological Appraisal

of

East Hanningfield Site 2,

Chelmsford,

Essex

on behalf of

Chelmsford City Council

September 2022

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Revision	Purpose	Originated	Checked	Authorised	Date
		SJ	SR	JBA	September 2022
<p>Job Number:</p> <p>JBA 22/278</p>		 <p>JAMES BLAKE ASSOCIATES</p> <p>Title: Preliminary Ecological Appraisal of East Hanningfield Site 2, Chelmsford, Essex</p>			

Disclaimer

James Blake Associates Ltd have made every effort to meet the client’s brief. However, no survey ensures complete and absolute assessment of the changeable natural environment. The findings in this report were based on evidence from thorough survey: It is important to remember that evidence can be limited, hard to detect or concealed by site use and disturbance. When it is stated that no evidence was found or was evident at that point in time, it does not mean that species are not present or could not be present at a later date: The survey was required because habitats are suitable for a given protected species, and such species could colonise areas following completion of the survey.

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Non-technical Summary

Site:	East Hanningfield Site 2, Chelmsford, Essex
Ordnance Survey National Grid Reference:	TL 76879 00901
Report Commissioned by:	Chelmsford City Council
Date of Walkover Survey:	26 th August 2022

Considerations	Description	Potential impacts and timing
Statutory designated wildlife areas within 7km of the site:	Six 'Sites of Special Scientific Interest' (SSSI), one Ramsar site, one 'Special Area of Conservation' (SAC), one 'Special Protected Area' (SPA) and three 'Local Nature Reserves' (LNR)	Consultation with Natural England and the Local Planning Authority may be required with regards to the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy.
Non-statutory designated wildlife sites within 2km of the site:	One Local Wildlife Site (LoWS)	The small scale of the development is unlikely to cause a significant impact to non-statutory sites.
Results of walkover survey:	The site is considered suitable to support hedgehog, reptiles and nesting birds; however, suitability is limited.	
Precautionary measures:	Vegetation removal.	Outside of the nesting bird season or following a clear nesting bird check. Nesting season is March to mid-August. Scrub should be cut to 20cm using hand-held tools and checked for hedgehogs/reptiles.
	Continual management of grassland.	-

1 Introduction

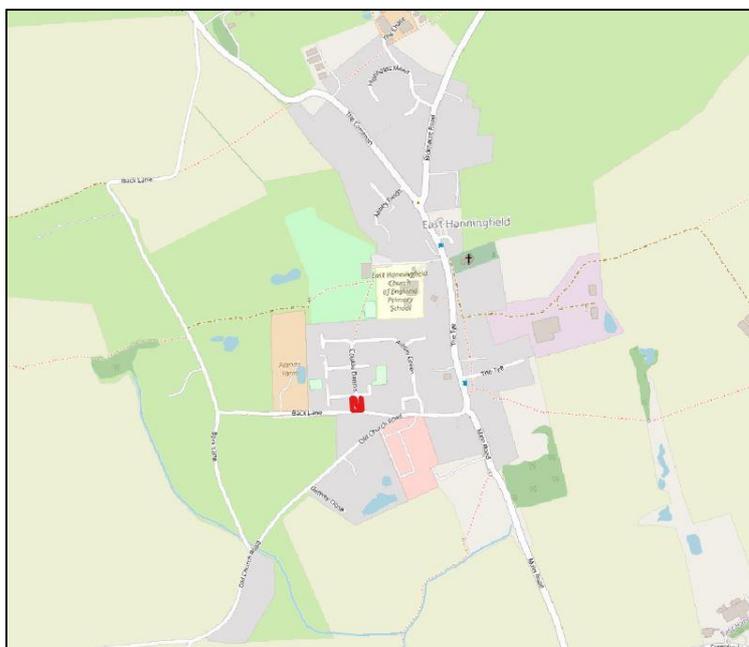
Background

- 1.1 James Blake Associates Ltd. (JBA) was commissioned by Chelmsford City Council to undertake a Preliminary Ecological Appraisal (PEA) of East Hanningfield Site 2, Chelmsford. Ordnance Survey National Grid Reference; TL 76879 00901, taken from the centre of site.
- 1.2 The assessment was required to accompany a planning application for the development of residential dwelling units and associated infrastructure.

Site Description

- 1.3 The site is approximately 0.04 hectares in size and is located to the south of the road Coude Dennis in East Hanningfield, southeast of Chelmsford. The wider landscape includes the village of East Hanningfield, residential buildings and arable land. The East Hanningfield main road is 209m east of site (see Figure 1 below).
- 1.4 The site itself consists of amenity grassland, a defuncted hedge with trees along a fence, some smaller hedgerows, a central reservation of scrub and hardstanding.

Figure 1: Site location



OSM © Openstreetmap contributors.

Aims and objectives

1.5 The aim of the survey was to:

- Identify the presence, or potential presence, of any protected or notable species or habitats on, or adjacent to, the site; and
- make recommendations for further surveys if required, to advise on avoidance and/or mitigation measures following the survey (if necessary) and provide suggestions to enhance the wildlife value of the site post-development to provide a net gain in biodiversity value.

Wildlife Legislation and Planning Policy

1.6 The relevant wildlife legislations and planning policies are listed below:

- Conservation of Habitats and Species Regulations 2017, ('The Habitats Regulations'). The Habitats Regulations implement The Habitats Directive 1992 (92/43/EEC) into English Law. (Amended by the Conservation of Habitats and Species (Amendment) Regulations 2012 S.I. 2012/1927).
- Wildlife and Countryside Act, 1981 (as amended) (WCA). (Amended by the Countryside and Rights of Way Act (2000).
- The Natural Environment and Rural Communities Act, 2006 (NERC).
- The Protection of Badgers Act, 1992 (The Badgers Act).
- The Wild Mammals (Protection) Act, 1996.
- The Hedgerows Regulations, 2007.
- National Planning Policy Framework, 2021 (NPPF).

2 Methodology

Desk study

- 2.1 A desk study was undertaken for statutory and non-statutory designated wildlife sites within a 7km and 2km radius of the site, respectively using 'MAGIC', the Multi-Agency Geographic Information system for the Countryside. The data provided from Essex Field Club (EFC) was consulted for records of non-statutory sites and protected and rare species within a 2km search radius (EFC data provided on the 22th August 2022).
- 2.2 The site is covered by the Local Biodiversity Action Plan (LBAP) for Essex which was consulted as part of the desk study.
- 2.3 Within the desk study results, the Birds of Conservation Concern (BoCC) are split into three criteria; the Red list is the highest conservation priority (species needing urgent action). The Amber list is the next most critical group, followed by Green. Red listed species are those that are globally threatened according to the International Union for Conservation of Nature (IUCN) criteria, species with populations or ranges that have declined rapidly in recent years, and those that have declined historically and have not shown a substantial recent recovery.

Walkover Survey

- 2.4 The survey was undertaken by Bethan Feeney-Howell BSc (Hons) QCIEEM, and Sarah Jarrett BSc (Hons) MSc, on the 26th August 2022.
- 2.5 The survey methodology followed the standard Phase 1 methodology of Joint Nature Conservation Committee Guidelines (JNCC, 2010). An extension of this basic methodology was also undertaken to provide further details in relation to notable or protected habitats present within the survey area, or in relation to habitats present that have the potential to support notable or protected species (CIEEM, 2013).
- 2.6 **Badgers (*Meles meles*):** A visual survey for setts, hair, latrines, prints, snuffle marks or other signs of badgers was undertaken within the site boundary, following guidelines set out by the Mammal Society (1989).
- 2.7 **Bats:** Trees within the site boundary were surveyed, from the ground, for their potential to support roosting bats in accordance with Bat Conservation Trust's Guidelines (Collins (ed.), 2016).
- 2.8 **Birds:** A visual survey of bird activity and suitable nesting habitat was carried out, to

determine if any areas would be suitable for WCA Schedule 1 birds, BoCC or other common and widespread nesting birds.

- 2.9 **Reptiles:** A visual survey for the presence of suitable habitat was carried out according to the criteria given in the Herpetofauna Workers' Manual (Gent and Gibson 1998).
- 2.10 **Invertebrates:** The site was scoped for significant rotting deadwood, and high quality aquatic or other habitats, which could be used by significant assemblages of invertebrates, or by any of the invertebrates highlighted in the data search.
- 2.11 **Flora and habitats:** All habitats and plant species that were identifiable at the time of the survey were recorded.
- 2.12 **Adjacent Habitat:** Habitats close to the site were identified, using aerial maps and field observation, so that the ecological impact of the proposed works on the wider landscape could be assessed.

Limitations and Assumptions

- 2.13 The baseline conditions reported in this document represent those identified at the time of the survey on 26th August 2022. Although a reasonable assessment of habitats present can be made during a single walkover survey, seasonal variations are not observed. The survey was conducted in August, which is within the optimal season for the identification of flora.
- 2.14 The desk study used available records and historical data from the local area. However, this does not provide a reliable indication of species present since records depend entirely on survey effort in the area, which is highly variable. The data is useful as a general guide to supplement the site visit, but absence of records does not reflect absence of species.

3 Results

Desk Study

Statutory Designated Wildlife Sites

- 3.1 The desk study identified six 'Sites of Special Scientific Interest' (SSSI), one Ramsar site, one 'Special Area of Conservation' (SAC), one 'Special Protected Area' (SPA) and three 'Local Nature Reserves' (LNR) within 7km of the site. Statutory designated sites are detailed in Appendix A.
- 3.2 For new residential developments in this area, consideration is required in terms of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

Non-Statutory Designated Wildlife Sites

- 3.3 There was a single County Wildlife Sites (CWS) identified within 2km of the site, which is detailed in Appendix B.
- 3.4 Due to the small scale and nature of the proposed development, it is unlikely to cause any significant impacts to non-statutory designated wildlife sites.

Ponds within 500m

- 3.5 Twelve ponds were identified within 500m of the site boundary (Figure 2); however, all ponds are immediately surrounded by, or in close proximity to, optimal/suitable habitat for terrestrial great crested newts (GCN) (*Triturus cristatus*). Therefore, it is unlikely for GCN from these ponds (if present) to utilise habitat within the site boundary.
- 3.6 Amphibians such as GCN are not considered further within this report.

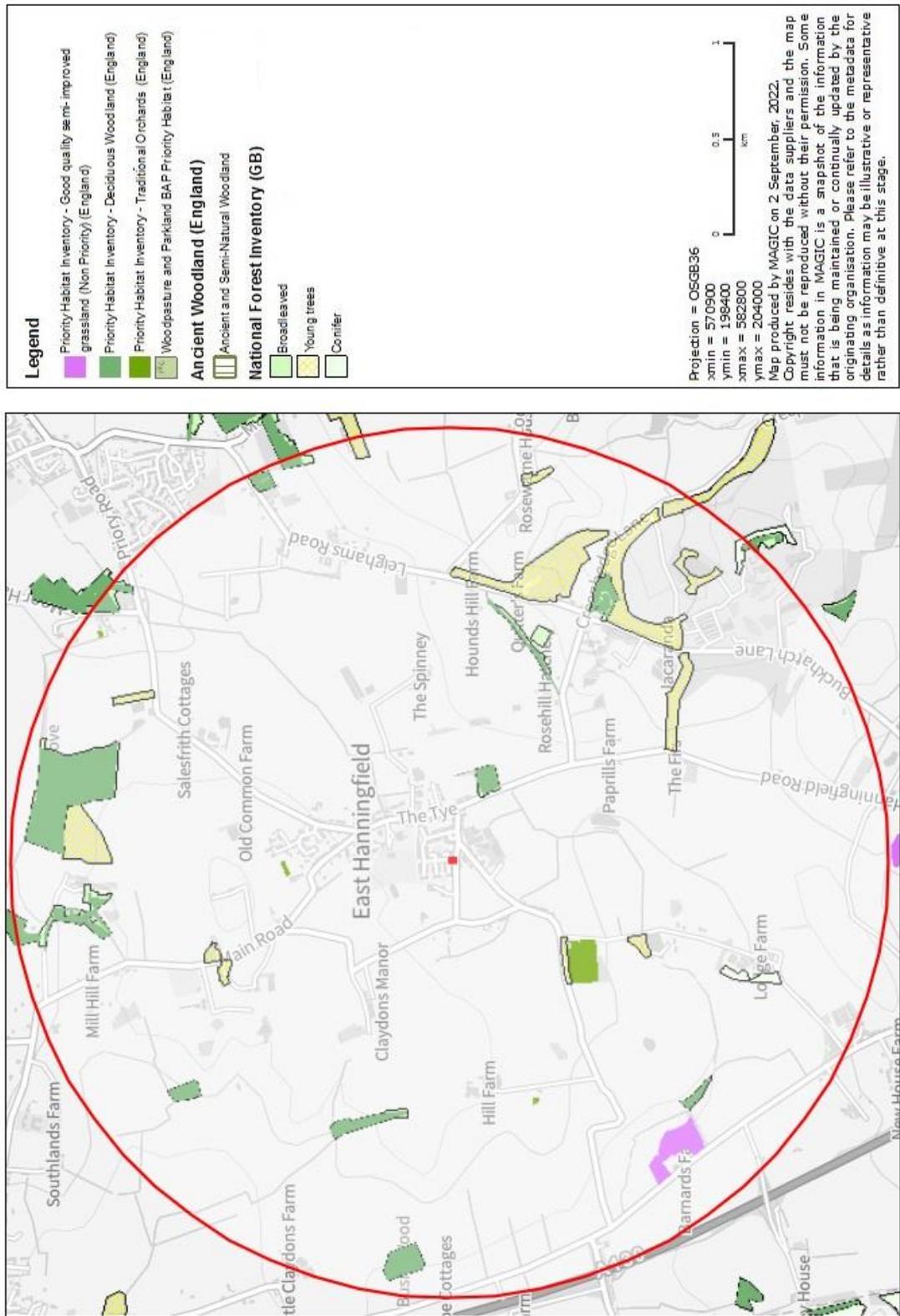
Figure 2: Ponds within 500m of the site boundary

OSM standard © OpenStreetMap Contributors

Habitat Types within 2km

- 3.7 Habitat types within the area include good quality semi-improved grassland, deciduous woodland, woodpasture and parkland, broadleaved, conifer and young tree woodland, traditional orchards and semi-natural ancient woodland. Habitat types are shown on Figure 3. The nearest broadleaved woodland is located 330m east with traditional orchards southwest (651m).

Figure 3: Habitat types within 2km of the site



Protected, priority and rare species within 2km of site

- 3.6 There were no records of protected or rare species for the site itself; although there were numerous records of species within 2km of the site (full raw data can be provided upon request). The most relevant records are described below. Records over ten years old have not been referred to as the walkover survey is considered to provide a more up to date and accurate account of the species and habitats for the site.
- 3.7 European badger was recorded in 2016, within 2km of the site boundary.
- 3.8 Within the desk study common pipistrelle (*Pipistrellus pipistrellus*) and Brown long-eared bat (*Plecotus auritus*) were recorded 1.95km southeast of the site in 2014. Nathusius's pipistrelle was identified in 2016, 1.75km north.
- 3.9 Hedgehog (*Erinaceus europaeus*) was recorded in 2015, 0.3km northeast of the site.
- 3.10 Brown hare (*Lepus europaeus*) were identified within 2km of the site. The most recent records are from 1.66km southeast in 2020.
- 3.11 8 Red listed bird species were identified within 2km of the site; including cuckoo (*Cuculus canorus*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and yellowhammer (*Emberiza citrinella*).
- 3.12 10 Amber listed bird species were also identified within the desk study; including bullfinch (*Pyrrhula pyrrhula*), dunnock (*Prunella modularis*), woodpigeon (*Columba palumbus*), mallard (*Anas platyrhynchos*), moorhen (*Gallinula chloropus*), and wren (*Troglodytes troglodytes*).
- 3.13 Common lizard (*Zootoca vivipara*) and slow worm (*Anguis fragilis*) were recorded in 2015, 0.1km southwest. Grass snake (*Natrix helvetica*) was also recorded in 2016, 1.8km southeast.
- 3.14 Small heath (*Coenonympha pamphilus*) have been recorded on many occasions within 2km of the site boundary, the nearest in 2019 1.26km southeast.
- 3.15 Ruddy darter (*Sympetrum sanguineum*) was recorded 1.36km southeast in 2013.
- 3.16 Large garden bumblebee (*Bombus ruderatus*) A UKBAP species was identified 1.71km southeast in

3.17 A total of 16 moth species were identified; 8 of which are UK BAP, including latticed heath moth (*Chiasmia clathrata*).

Walkover Survey

3.18 The habitats on site were considered with respect to their potential to support protected species.

3.19 Within the redline boundary the site comprises a number of dominant ‘habitat types’, taken from those listed in the Handbook for Phase 1 Habitat Survey (JNCC, 2010). These habitat types are described below and are shown schematically on Figure 4. Target Notes (TN) are presented in Table 2. A list of plant species identified on site is included in Appendix C. The baseline conditions reported and assessed in this document represent those identified at the time of the survey on 26th August 2022. Although a reasonable assessment of habitats present can be made during a single walkover survey, seasonal variations are not observed.

3.20 The majority of the site comprises amenity grassland. Other habitats present on site are scrub, hedgerows, boundary trees and hardstanding.

3.21 The following photographs in Table 2 show the Target Notes referred to in Figure 4.

Figure 4: Phase 1 Habitat Map



Table 2: Target Notes

Target Note	Description	Photo	
1	Nest		

4 Protected Species – Results and Evaluation

Badger

- 4.1 Habitats on site are considered unsuitable for badgers due to no or minimal cover for sett creation. The amenity grassland onsite provides limited opportunities for foraging due to regular management (mown). The surrounding landscape is not considered suitable due to the surrounding residential buildings.
- 4.2 No setts or evidence of badger activity with regard to hair, latrines or snuffle holes were recorded on the site itself during the survey.

Bats

- 4.3 The scattered boundary trees (Figure 4) were assessed from the ground for bat roost potential. All of the trees are considered to have 'negligible' BRP due to no or minimal suitable features present, such as dense ivy cover, peeling bark or knot holes.
- 4.4 Habitat on site was assessed as 'negligible' for foraging and commuting bats. The site is very limited in size and the amenity grassland within the site provides low foraging habitat as the area is currently highly managed (mown).

Mammals - Other

- 4.5 The site provides some habitat for hedgehog due to the boundary hedgerow that could provide shelter and foraging opportunities, though this is very limited. Furthermore, the amenity grassland is considered poor foraging habitat. No evidence of hedgehog was recorded during the walkover survey.
- 4.6 One run was observed, this was attributed to fox, dog or deer but limited evidence was found onsite.

Birds

- 4.7 Trees and the hedgerow on site, as well as the off-site scrub, provides nesting and foraging opportunities for birds. A nest was observed in the hedgerow during the survey (see Table 2). The amenity grassland is considered unsuitable for ground nesting birds due to the current high management (mown) and small scale.
- 4.8 Bird species observed during the walkover survey included; great tit (*Parus major*), robin (*Erithacus rubecula*), blackbird (*Turdus merula*) and house sparrow.

Reptiles

- 4.9 The majority of the site is managed amenity grassland which currently does not provide good habitat for reptiles; furthermore, the site is isolated from other similar habitats. However, if the grassland is left to grow up then the area will become suitable in the future. The hedgerows provide some hibernation and sheltering habitat.

Invertebrates

- 4.10 The habitats on the site are unlikely to support a diverse assemblage of invertebrates. The hedgerow and adjacent scrub provide potential habitat for invertebrates such as latticed heath moth and small heath butterflies which were identified in the desk study; however, these habitats are considered somewhat isolated.
- 4.11 No rare or protected invertebrate species were observed during the walkover.

Flora

- 4.12 No rare, principally important, local BAP or protected plant flora was identified during the walkover survey.
- 4.13 Schedule 9 invasive plant species such as Japanese knotweed (*Fallopia japonica*) were not identified at the site during the walkover survey.

5 Evaluation, Legislation and Recommendations

5.1 Table 5 below includes a summary of all identified and potential ecological constraints to the development, including those where there is insufficient information at the time of survey to be definitive. Relevant legislation has also been given here.

Table 5: Survey evaluation, relevant legislation and recommendations

Ecological Receptor	Summary of desk and walkover survey findings and relevant legislation	Likely impact and recommendations for further survey
Designated wildlife areas - statutory	<p>The desk study identified six SSSI's, one Ramsar site, one SAC, one SPA and three LNR's within 7km of the site:</p> <ul style="list-style-type: none"> • Thrift Wood, Woodham, Ferrers SSSI (2.2km NE); • Danbury Common SSSI (2.8km N); • Hanningfield Reservoir SSSI (3.2km SW); • Crouch & Roach Estuaries RAMSAR, SPA, SSSI (4.6km SE); • Essex Estuaries SAC (4.6km SE); • Blake's Wood & Lingwood Common SSSI (4.9km N); • Woodham Walter Common SSSI (5.2km N); • Fenn Washland LNR (5.8km SE); • Galleywood Common LNR (6.3km NW); and • Kendall Park LNR (6.7km SE). 	For new residential development in this area, financial contributions are required towards the Essex coast RAMS. Consultation between NE and the LPA may be required.
Designated wildlife areas – non-statutory	<p>The desk study identified one LoWS within 2km of the site:</p> <ul style="list-style-type: none"> • Plough and Sail Meadows (1.5km SW). 	The small-scale nature of the proposed development is unlikely to adversely impact the designated areas. No further assessment required.
Habitats	<p>Habitats on the site comprise:</p> <ul style="list-style-type: none"> • Amenity grassland; and • Boundary trees and hedgerow. 	No habitats on site are NERC Priority Habitats. No further assessment required.
Badger	<p>The site isn't considered suitable for badger. There was no evidence of badger activity on site during the walkover survey.</p> <p>Badgers and their setts are protected under the Protection of Badgers Act 1992 and also protected by the Wild Mammals (Protection) Act 1996. Protection also extends to include disturbance.</p> <p>Under the Protection of Badgers Act 1992, it is an offence to intentionally or recklessly:</p> <ul style="list-style-type: none"> • Kill, injure or take badgers; • Damage a badger sett or any part of it; • Destroy a badger sett; • Obstruct access to, or any entrance of a badger sett; and • Disturb a badger whilst it is occupying a badger sett. 	No further survey required.
Bats	<p>The trees within the site boundary are considered to have 'negligible' BRP.</p> <p>The site was considered to have 'negligible' suitability for foraging and commuting bats.</p> <p>All species of bat are afforded full legal protection under Schedule 5 of the WCA. They are also listed under</p>	No further surveys recommended.

Ecological Receptor	Summary of desk and walkover survey findings and relevant legislation	Likely impact and recommendations for further survey
	<p>Schedule 2 of the Habitats Regulations. Some species of bat are also listed in Section 41 of NERC Act as an SPI.</p> <p>Combined legislation makes it an offence: to deliberately kill, injure, capture/take a wild bat; intentionally or recklessly disturb bats, including whilst occupying a place of shelter or protection; to damage or destroy a place used by a bat for breeding or resting (does not need to be deliberate, reckless or intentional); and to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.</p> <p>Bats are classed as 'European Protected Species' (EPS) and mitigation will typically be undertaken under the auspices of an EPS licence from Natural England.</p>	
Mammals - other	<p>A mammal run was present along the hedgerow, this could be caused by a large mammal such as a fox, dog or deer.</p> <p>No evidence of hedgehogs was found during the walkover survey. The site provided some hibernation and foraging habitat for hedgehogs.</p> <p>Hedgehogs are listed on Schedule 6 of the WCA which makes it illegal to kill or capture wild hedgehogs, with certain methods listed. The hedgehog is also a SPI under Section 41 of the NERC.</p> <p>All wild mammals are protected under the Wild Mammals (Protection) Act 1996. Offences relate to any act which results in the intent to inflict unnecessary suffering. Mercy killings and killing in a swift and humane way in the course of a lawful activity are not offences under the Act.</p>	<p>No further surveys recommended.</p> <p>It is recommended that if hedgerow and adjacent scrub is to be removed then it should be cut to 20cm using hand-held tools (brushcutter/trimmer) and checked for hedgehog before removal.</p> <p>See Section 6 for enhancements.</p>
Birds	<p>The following habitats have the potential to support breeding birds:</p> <ul style="list-style-type: none"> • Scattered/boundary trees; and • Adjacent scrub. <p>One nest was present on site during the walkover survey.</p> <p>All wild birds while actively nesting are afforded legal protection under the WCA.</p> <p>Special protection is also afforded to birds listed on Schedule 1 of the WCA which makes it an offence to disturb these species at nest or the dependent young.</p> <p>Combined legislation means that all birds, their nests and eggs are protected by law, and it is an offence, with certain exceptions, to:</p> <ol style="list-style-type: none"> a) intentionally kill, injure or take any wild bird; b) intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; c) intentionally take or destroy the egg of any wild bird; d) have in one's possession or control any wild bird (dead or alive), part of a wild bird or egg of a wild bird; e) intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or 	<p>It is recommended that any vegetation clearance and disturbance is undertaken outside of the nesting season. The nesting season is deemed to be from mid-March to mid-August, although these times can be temperature dependent.</p> <p>If this timing is not possible then a nesting bird check must be carried out by a suitably experienced person, no more than 48 hours between the check and the removal. If the 'all clear' is given, then removal/works can commence. The survey lasts for no longer than 48 hours. If works are not completed in this time frame, then a re-survey will need to be carried out.</p> <p>If birds are found to be nesting, then no works should be undertaken within at least 10m of the nest until chicks have fledged.</p>

Ecological Receptor	Summary of desk and walkover survey findings and relevant legislation	Likely impact and recommendations for further survey
	<p>near a nest with eggs or young; or disturb the dependent young of such a bird; and f) have in one's possession or control any birds of a species listed on Schedule 4 of the Act unless registered in accordance with the Secretary of State's regulations.</p>	
Reptiles	<p>Habitats on site are considered unsuitable for reptiles, at present, due to managed amenity grassland (regularly mown). The hedgerow and adjacent scrub area offers some shelter and hibernation opportunities.</p> <p>Common lizard and slow worm were recorded 0.1km southwest in 2015.</p> <p>Reptiles are afforded protection under Schedule 5 of the WCA from deliberate injury, killing and trade. They are also listed under Section 41 of NERC as an SPI.</p>	<p>No further survey recommended.</p> <p>It is recommended that the amenity grassland is kept mown on a regular basis and is not allowed to grow up. If the grassland becomes suitable in the future, further reptile surveys will be required.</p> <p>It is recommended that if hedgerow and adjacent scrub is to be removed then it should be cut to 20cm using hand-held tools (brushcutter/trimmer) and checked for reptiles before removal.</p>
Invertebrates	<p>The habitats on site are unlikely to support a diverse assemblage of invertebrates. However, areas of scrub can be used by a small number of invertebrates, such as butterflies.</p>	<p>No further surveys recommended.</p> <p>See Section 6 for enhancements.</p>
Flora	<p>The habitats on site are unlikely to support any rare or protected flora.</p> <p>No Schedule 9 invasive plant species were identified on site.</p> <p>Invasive plant species such as Japanese knotweed are listed on Schedule 9 of the WCA. Schedule 9 includes certain plants that have become established in the wild in Great Britain but which the law seeks to prevent spreading further. The WCA creates various offences, including allowing a Schedule 9 plant to grow in the wild. Negligent or reckless behaviour such as inappropriate disposal, resulting in the plant becoming established in the wild also constitutes an offence.</p> <p>Depositing unauthorised 'controlled waste' (such as Japanese knotweed) is also likely to be a breach of Section 33 of the Environmental Protection Act, 1990.</p> <p>In the recent Court of Appeal decision in the case of <i>Network Rail Infrastructure Limited v Williams and Another</i> [2018], a landowner/occupier can be liable for failing to act reasonably to remove any Japanese knotweed after becoming aware of it and where it is foreseeable that it would damage neighbouring land.</p>	<p>No further surveys recommended.</p>

6 Ecological Considerations and Enhancements

- 6.1 The proposed development is considered unlikely to be adversely detrimental to designated areas, protected species or habitats, provided the recommendations are followed in Table 5. However, a number of considerations and enhancements are recommended with respect to the overall biodiversity of the site in line with current Planning Policy.
- 6.2 A Biodiversity Net Gain (BNG) assessment may be requested by the LPA to provide a net gain of at least 10%. BNG calculations can be undertaken using Defra Metric 3.1 (2022, as amended) which involves comparing 'baseline' habitat measurements with proposed habitats, post-development.
- 6.3 The addition of standard bird boxes on proposed new buildings will attract a greater diversity of birds to nest. 1SP Schwegler sparrow terraces should be installed onto new builds. These should be located out of direct sunlight and close to but not restricted by vegetation. Schwegler Swift Bricks should also be installed on the periphery of the new builds.
- 6.4 The addition, bat boxes could also be installed on proposed new buildings to provide roosting opportunities for common species.
- 6.5 Landscaping should incorporate native or wildlife attracting trees, shrubs, and wildflower areas as these would likely be of benefit to a variety of wildlife including, birds, bats and invertebrates, including pollinators.
- 6.6 'Hedgehog links' (i.e., 15cm diameter gaps at the base of fences) are recommended to enable small mammals to move through the development.

7 Conclusion

- 7.1 A Preliminary Ecological Appraisal was undertaken at East Hanningfield site 2, Chelmsford, Essex by James Blake Associates in support of a planning application for residential dwelling units and associated infrastructure.
- 7.2 The majority of the site comprises amenity grassland, and a hedgerow with trees.
- 7.3 No further surveys are recommended prior to development.
- 7.4 If the precautionary measures for birds, reptiles and hedgehogs detailed in this report are followed, it is considered that the development is able to proceed with minimal impact on the local conservation status of any protected, principally important or rare species within the area.
- 7.5 It is also considered that with a sensitive landscape scheme, and by including some, or all, of the additional enhancements, the site could be improved for local wildlife post development.

8 References

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National Planning Policy Framework (2021).

10 Appendices

Appendix A: Statutory designated wildlife sites within 7km

Site Name	Designation	Distance from Site	Description
Thrift Wood, Woodham, Ferrers	SSSI	2.2km NE	This site is 19 ha of ancient semi-natural woodland, consisting of both pedunculate oak-hornbeam woodland and sessile oak-hornbeam on acid soils, leading to unique flora. The pond present has some bog present, and the site as a whole is important for invertebrates and birds.
Danbury Common	SSSI	2.8km N	This 70ha heathland is one of the few of its kind left in Essex. The site has clear successional stages including open heath, bracken, gorse, birch and oak woodland. This area also has springs, bog and wet woodlands. Some woodlands have flora characteristic of older/ancient woodlands, and nearby grasslands have neutral to acidic soils and are species rich.
Hanningfield Reservoir	SSSI	3.2km SW	395ha large, this site is the second largest reservoir in Essex, with a substantial assemblage of wintering and breeding wildfowl. This include nationally important populations of Gadwall. The chalk sludge lagoon supposers an array of rare freshwater flora and mosses.
Crouch & Roach Estuaries	RAMSAR, SPA, SSSI	4.6km SE	1,847 ha of intertidal zones, sea walls, tidal mud, salt marsh, arable land and grazing pasture. The marshes are uninterrupted by sea walls and contain rare plants such as Lax-flowered Sea lavender, and shrubby sea-blite. There are important populations of birds and invertebrates present.
Essex Estuaries	SAC	4.6km SE	46,109 ha site consisting mainly tidal rivers, areas of undeveloped estuarine coastal plains, mud flats, sand flats, lagoons, salt marsh, shingle and improved grasslands. It's Crouch and Roach estuaries are nearest to site and are important for <i>Zostera sp.</i> Beds and wintering bird populations.
Blake's Wood & Lingwood Common	SSSI	4.9km N	93ha of oak woodland, with heath and bog habitats present throughout. The mosaic of habitats hosts bluebell (<i>Hyacinthoides non-scripta</i>) lily of the valley (<i>Convallaria majalis</i>) and purple moor grass (<i>Molina caerulea</i>) and sphagnum mosses.
Woodham Walter Common	SSSI	5.2km N	80 ha of ancient Pedunculate oak – hornbeam woodland. This SSSI includes six trust preserves, supporting many rare species. There are streams, flushes bracken, and scrub lands which are host to many invertebrates rare in Essex.
Fenn Washland	LNR	5.8km SE	4.8ha of newly created reedbeds, marshland and pond habitats. This area was used as grazing marshes by the Dutch in the 17 th century when they build a sea wall. Now this area is habitat for rare flora and wintering birds.
Galleywood Common	LNR	6.3km NW	44.5ha of urban fringe nature reserve, with habitats such as grasslands, wetland, scrubs, hedgerows, shrubs and heather. There are also areas of bare ground.
Kendall Park	LNR	6.7km SE	2.7ha of woodlands along the river Crouch, this area is host to a variety of birds, amphibians and rare plant life.

Appendix B: Non-statutory designated wildlife sites within 2km

Site Name	Designation	Distance from Site	Description
Plough and Sail Meadows	LoWS	1.5km SW	A small, horse grazed species rich meadow with boundary vegetation, nearby Southend Road.

Appendix C: Flora list identified during the walkover survey

Common Name	Scientific Name
Sycamore	<i>Acer pseudoplatanus</i>
Blackthorn	<i>Prunus spinosa</i>
Dog rose	<i>Rosa canina</i>
Ornamental Crab apple	<i>Malus floribunda</i>
Elder	<i>Sambucus nigra</i>
Hawthorn	<i>Crataegus monogyna</i>
Bramble	<i>Rubus fruticosus</i>
Ivy	<i>Hedera helix</i>
Hawksbit	<i>Leontodon sp.</i>
Plantain	<i>Plantago major</i>
Dandelion	<i>Taraxacum officinale</i>
Cinquefoil	<i>Potentilla sp.</i>
Yarrow	<i>Achillea millefolium</i>

Planning Statement

Erection of one affordable dwelling with associated car parking and access.

Land east of No.2 Pease Place, East Hanningfield,
CM3 8UZ

Planning Statement

Land east of No.2 Pease Place, East Hanningfield, CM3 8UZ



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Planning Statement

Land east of No.2 Pease Place, East Hanningfield, CM3 8UZ



1. Introduction

1.1 This Planning Statement has been prepared by Savills to support a full planning application ('the Application') for the erection of one affordable home ('the Proposed Development'), on behalf of Chelmsford City Council ('the Applicant') at Pease Place, East Hanningfield ('the Site').

1.2 The following plans accompany this planning application:

Plan	Reference
Site Location Plan	3558.01E
Proposed Block Plan	3558.02G
Proposed Plans and Elevations	3558.03B
Accommodation Schedule	

1.3 In addition, the Application is supported by the following reports and technical assessment work:

Document	Consultant
Planning Statement	Savills
Design and Access Statement	John Finch Partnership
Arboricultural Impact Assessment	James Blake Associates
Foul and Surface Water Drainage Strategy	Create Consulting Engineers Limited
Preliminary Ecological Assessment	James Blake Associates
Biodiversity Net Gain Statement	James Blake Associates
Energy and Sustainability Statement	Create Consulting Engineers Limited
Phase 1 Geo-Environmental Desk Study Report	Gemco

Landscape Strategy	Kirsten Bowden
Topographical Survey	Survey Solutions
Biodiversity Checklist	
Sustainable Development Checklist	
CIL Additional Questions	

- 1.4 The purpose of this Statement is to provide an overview of the Site and its surroundings; the proposals and relevant planning policy; and an assessment of the Proposed Development against the Development Plan and other material planning considerations.

2. The Site and Surrounding Area

- 2.1 The Site proposed for residential development at Pease Place, is approximately 434sqm in size. Over half of the site currently comprises an area of amenity grass which surrounds a turning head where Coude Dennis meets Pease Place and Fillioll Close.
- 2.2 The site is within the settlement boundary of East Hanningfield, which is recognised as a Service Settlement in the Chelmsford Local Plan Settlement Hierarchy (Policy S7).
- 2.3 The green area comprises grass only, with no landscaping features of value apart from a group of trees along the western site boundary. As amenity grassland, the site is regularly mown and maintained, and as such has low biodiversity value. There is a round hedgerow tree within the turning head amenity area but this is situated outside of the application red line.
- 2.4 The eastern southern boundaries are primarily defined by existing neighbouring residential dwellings and associated close-boarded fencing. The rear boundary is also defined by close boarded fencing lined by some shrub/hedgerow planting.
- 2.5 The Site is served by some local facilities in East Hanningfield, which include a pre-school, a primary school, a restaurant and post office. The village is also easily accessible to other nearby settlements such as Bicknacre and Howe Green, and to Chelmsford City via regular bus services. The site specifically is less than a 10 minute walk from bus stops along The Tye.
- 2.6 The Site is not within a Conservation Area, nor are there any listed buildings in the vicinity. There is substantial physical separation from East Hanningfield Conservation Area both in terms of distance and intervening built form.

Planning Statement

Land east of No.2 Pease Place, East Hanningfield, CM3 8UZ



Planning History

2.7 The Council's online records do not suggest any history of planning applications for the Site.

3. The Proposed Development

- 3.1 The Proposed Development comprises one new detached four bedroom dwelling. The building will be two storeys in height, with elements of single storey accommodation to the front and rear.
- 3.2 The design of the dwelling has been heavily influenced by the style and character of existing neighbouring development, as advised through pre-application engagement with the Council.
- 3.3 Pre-application engagement recognised that “the surrounding post-modernist estate is highly distinctive” and as such, the new dwelling has been designed to directly relate to existing properties through careful consideration of ground floor projections, the use of chimneys and window placement
- 3.4 Elevations have been prepared to accompany this application, to demonstrate the new dwelling’s relationship with existing properties in respect of height and roof style for example.
- 3.5 The proposed property will provide 4 bedrooms over the two-storeys, with open-plan living, kitchen and dining space. A single storey ground floor projection to the front, to echo the footprint of neighbouring properties, will provide level access bathrooms and utility space also.
- 3.6 The dwellings has been designed to meet the Nationally Described Space Standards, and will also meet Part M4(2) of the Building Regulations (accessible or adaptable dwellings).
- 3.7 The property will be accessed directly from Pease Place, ensuring no obstruction to the existing turning head and it’s functionality. 2 parking spaces will be provided in front of the property. There will also be space to the front of the dwelling for new landscaping, and secure storage for refuse and cycle down the side.
- 3.8 There will be a secure private garden of 85m2 in size.

Planning Obligations

- 3.9 Given that the description of the proposed development specifies a requirement for the development to comprise affordable rent units, it is anticipated there will be no need for a Section 106 agreement in this regard.
- 3.10 Given the scale of development, further obligations are not foreseen as required. It is understood that RAMs can be covered through a Unilateral Undertaking.

4. Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 This section sets out the Development Plan policies that are most relevant to the consideration of the Application and identifies any other relevant material considerations. The local and national planning policies are considered in greater detail in Section 5 (Planning Assessment) to provide an analysis of the policies in relation to the Proposed Development.

The Development Plan

- 4.3 The Chelmsford Local Plan 2013-2036 ('the LP') (adopted 27 May 2020) is the adopted Development Plan for Chelmsford.
- 4.4 The LP policies considered to be of particular relevance to the Application include the following:
- Strategic Policy S1 (Spatial Principles)
 - Strategic Policy S6 (Housing and Employment Requirements)
 - Policy DM1 (Size and Type of Housing)
 - Policy DM21 (Protecting Community Facilities)
 - Policy DM23 (High Quality and Inclusive Design)
 - Policy DM26 (Design Specifications for Dwellings) and accompanying Appendix B (Development Standards)
 - Policy DM27 (Parking Standards)
- 4.5 Strategic Policy S1 requires all new development to accord with the following spatial principles:
- *Optimise the use of suitable previously developed land for development*
 - *Continue the renewal of Chelmsford City Centre and its Urban Area*
 - *Protect the Green Belt*
 - *Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic environment and biodiversity*

Planning Statement

Land east of No.2 Pease Place, East Hanningfield, CM3 8UZ



- *Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements*
 - *Utilise existing and planned infrastructure effectively.*
- 4.6 Strategy Policy S6 sets a minimum requirement of 18,515 additional homes in the administrative area for the period 2013-2026.
- 4.7 Policy DM1 seeks to ensure an appropriate housing mix, as well as requiring 50% of new dwellings constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.
- 4.8 Policy DM23 seeks to ensure new development is of a high quality design which respects the character and appearance of the area in which it is located.
- 4.9 Policy DM26 seeks to ensure new dwellings provide appropriate amenity for future occupiers, including in relation to living environment, private amenity space, provision of open space, internal space, and recycling and waste storage. The accompanying Appendix B provides detailed standards to achieve such objectives.
- 4.10 Policy DM27 states that the Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009)

Supplementary Planning Documents

- 4.11 Chelmsford City Council has adopted Supplementary Planning Documents (SPDs) which, whilst not formally part of the adopted Development Plan, are nevertheless material considerations in this Application.
- 4.12 These include the Making Spaces SPD, the Planning Obligations SPD, and the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) SPD May 2020
- 4.13 The Making Spaces SPD seeks to promote and secure high-quality sustainable new development, and sets out detailed guidance on the standards included in the LP. It seeks to ensure that new development makes efficient use of resources and addresses climate change; and improves residents' quality of life, health and well-being.
- 4.14 It provides guidance on a host of matters, including the natural environment; movement; public spaces; built environment; sustainable design; and adaptable construction.
- 4.15 The Planning Obligations SPD identifies topic areas where planning obligations and possible contributions would be applicable, whether financial or otherwise. This includes in relation to potential obligations in respect of affordable housing, open space, environmental improvements or community facilities, and/or paying financial contributions towards them.

4.16 The RAMS SPD requires development that falls within the zones of influence of specific European designated sites to make financial contributions towards schemes to mitigate the impact of potential additional visitors to such sites arising from new developments.

National Planning Policy

4.17 The National Planning Policy Framework (NPPF) is a material consideration.

4.18 At paragraph 11c), the NPPF stresses that development proposals which accord with an up-to-date Development Plan should be approved without delay.

4.19 The NPPF states (at paragraph 124) that planning should support development which makes efficient use of land, subject to a number of factors to be taken into account. Such factors include the following:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places

4.20 Separately, the NPPF also emphasises the need to significantly boost housing land supply, stressing this is a Government objective.

5. Planning Assessment

Principle of Development

- 5.1 The site lies within the settlement boundary of East Hanningfield as per the adopted Development Plan. It has no designation or allocation and as such is not protected through the policies of the Plan.
- 5.2 Strategic Policy S1 requires for new development to optimise the use of suitable previously developed land for development, to locate development at well connected and sustainable locations, to respect the character and appearance of the built environment, to respect the existing development pattern and hierarchy of settlements and to ensure development is deliverable, amongst other principles.
- 5.3 As a proposed residential use, it is considered relevant to note that whilst modest, the Proposed Development will contribute towards meeting housing needs, and the need for affordable housing in particular, through the use of otherwise underutilised land. The NPPF emphasises the need to significantly boost housing land supply. The Site provides an opportunity to help boost housing land supply in an accessible and sustainable location, to meet an identified need and help reduce the need to utilise less sustainable sites to do so.
- 5.4 With consideration for Chelmsford's "Housing Additionality: Affordable Housing for Rent – Planning Advice Note" (January 2022), it is also understood that local need for affordable homes for rent, in relation to supply, is for four-bedroom units. The proposals exclusively comprise four-bedroom accommodation available for affordable rent.
- 5.5 Overall, it is considered there can be no doubt as to the acceptability of the Proposed Development in principle.

Quantum

- 5.6 The need to make efficient use of land must be balanced with other considerations, including design, layout, and ensuring no undue impact on neighbouring amenity, provision of amenity for future occupiers, and heritage considerations.
- 5.7 The Proposed Development is considered to achieve this. The provision of a new dwelling on the site makes efficient use of the land available whilst still providing a home which reflects existing housetypes in the immediate vicinity, and also cater to a specific local need for larger affordable homes.
- 5.8 This quantum of development is also achieved alongside parking provision in compliance with Essex Parking Standards, and minimum private garden sizes as set out in the Development Standards provided as Appendix B of the adopted Local Plan.

Design and Layout

- 5.9 The new dwelling will meet the requirements of Part M4(2) of Building Regulations 2015 as required by Policy DM21.
- 5.10 As detailed in the accompanying design statement, and the description of the proposals earlier in this statement, the design of the new dwelling has been directly influenced by the existing design and character of neighbouring properties. The resultant scheme therefore meets the requirements of Policy DM23 by being of a high quality design which respect the character and appearance of the area in which it is located.
- 5.11 The proposals also meet the requirements of the Council's Development Standards (Appendix B) in respect of garden sizes, parking provision, space standards and recycling and waste storage.
- 5.12 The property is separated from existing development, and sits in line with the existing line of built developer along Pease Place. This will prevent any harm in respect of privacy or overlooking for either the new or existing properties.

Access, Highways and Car Parking

- 5.13 The Site is well located to maximise use of sustainable modes of transport. It is located within walking distance, via footpaths, of the centre of East Hanningfield which also provides regular bus services to Chelmsford. The Proposed Development would provide dwellings in an accessible location. Of course, being situated amongst existing residential development and in the existing settlement boundary, the location is evidently suitable for residential development.
- 5.14 Each proposed dwelling will be provided with 2 private on-plot parking spaces, in accordance with Essex Parking Standards for dwellings 2 bedrooms in size or larger. The re-provision of 4 parking spaces will not only seek to mitigate the loss of the existing car parking spaces, but, combined with the existing evidenced car parking availability in the immediate vicinity, will provide for visitor parking also.
- 5.15 Private cycle parking is also provided in the form of lockable sheds in the back gardens.
- 5.16 The scale of the development means that direct impact on the highway network will be negligible. A new access from Pease Place by way of a dropped kerb will be required.
- 5.17 Having regard to all of the above, the proposed car parking provision, access and highways arrangements are considered entirely appropriate.

Flood Risk and Drainage

- 5.18 The Application is accompanied by a Foul and Surface Water Drainage Strategy prepared by Create.
- 5.19 The Foul and Surface Water Drainage Strategy concludes that the scheme can be constructed with adequate drainage provided to ensure flood risk to surrounding areas is not increased.

- 5.20 The report also demonstrates that infiltration forms of surface water drainage are not viable and all surface water flows can be attenuated and then drained to an existing surface water sewer to the south east of the Site. SuDS proposed to be used to attenuate include porous paving and flow control devices.
- 5.21 Foul water can also flow to an existing Anglian Water manhole by gravity.
- 5.22 The development will therefore be safe from flooding and will not increase flood risk elsewhere in accordance with adopted Policy DM18 (Flooding/SuDS)

Ecology

- 5.23 The Site is previously developed land that is not subject to any designations that suggest it is of particular ecological value.
- 5.24 A Preliminary Ecological Appraisal (PEA) prepared by JBA accompanies the Application. The surveys and assessment undertaken identify the minimal value of the site given it primarily comprises amenity grassland. No further surveys were recommended therefore, however some precautionary measures in respect of any site clearance works.
- 5.25 The application is also accompanied by a Biodiversity Net Gain assessment and associated calculations. This has considered offsite enhancement that is to be undertaken by the applicant on another site in the authoritative area, as well as the onsite landscaping proposals, and as a result is able to confirm that the site will achieve a 10.75% increase in habitat units.
- 5.26 The protection and enhancement of biodiversity achieved alongside the proposals will ensure accordance with Strategic Policies S1 and S4, and Policy DM16 especially.

Arboriculture and Landscaping

- 5.27 An arboricultural impact assessment of the site and the proposals has been undertaken and the associated report is submitted as part of this application. The surveys identified 2 trees, 1 group and 2 hedges across the site and immediately adjacent, all of which were C category in terms of their value.
- 5.28 The assessment has informed the proposals, which respectively propose the retention of all existing features, other than a small part of the identified group to allow for fence installation and garden access. This loss is considered to be negligible due to its overall condition, lack of visual presence and the ability to replace with high quality planting.
- 5.29 As a result, the report recommends that the proposals are approved subject to a scheme of new tree planting and successful tree protection methodology, as informed by the advice provided in the assessment.

- 5.30 A new tree is proposed to be planted in the retained amenity space, along with new wildflower planting also, to enhance the value that this open space has in terms of amenity, aesthetic appearance and biodiversity value. These proposals are detailed in the accompanying landscaping strategy prepared by Kirsten Bowden.
- 5.31 Furthermore, the landscaping scheme identified opportunities for new hedgerow planting and ornamental grass planting. These proposals contribute to the identified biodiversity net gain opportunity which includes an expected 38.74% gain in hedgerow units alongside the 10.75% gain in habitat units.

Land Contamination

- 5.32 The Application is accompanied by a Phase I Geoenvironmental Assessment.
- 5.33 This identifies a number of plausible contamination linkages at the site with the potential to present Moderate - Moderate / Low risks to human health, controlled waters (superficial aquifers) and buried services in the context of the Proposed Development.
- 5.34 Phase I Geoenvironmental Assessment concludes, however, that it is considered very unlikely that the risks identified would preclude the Proposed Development of the Site, i.e., the site is very likely to be suitable for its proposed end-use subject to appropriate further site investigation and risk assessment, as advised within the report.
- 5.35 It is evident that any potential risks can be further assessed, managed and mitigated if required to ensure that the scheme fully complies with Policy DM30.

Energy

- 5.36 In recognition of Strategic Policy S2, as well as the Sustainable Design and Construction SPD adopted by the Council in January 2021, an energy and sustainability statement has been provided to demonstrate that the design will holistically incorporate sustainable principles into the full range of sustainability aspects covered by the Local Plan.
- 5.37 The overarching strategy for the site is to maximise the reduction of energy use on-site through efficient fabric energy efficiency measures and servicing solutions such as air tightness, insulation, ventilation, heating control systems and lighting. The scheme also proposes the use of air source heat pumps as the source of heating.
- 5.38 Incorporation of the proposed measure will result in a reduction in predicted carbon emissions for the whole development of approximately 60% when compared to a Building Regulation Part L (2021) compliant development.

6. Conclusion

- 6.1 The Application proposes the provision of a new affordable home within the existing settlement boundary of East Hanningfield, and will specifically address an identified need for larger affordable rent homes also. The land is within the existing settlement boundary of East Hanningfield with no allocations or designations that would afford it any sort of protection through local planning policies.
- 6.2 This statement has sought to demonstrate that the proposals support the strategic objectives of Chelmsford City Council and also comply with all relevant development managements requirements.
- 6.3 The benefits of the Proposed Development are significant, including provision of affordable housing accommodation, improvements to the character and appearance of the area, and efficient utilisation of sustainably located and underutilised land. Conversely, whilst the benefits are significant, the Proposed Development do not result in demonstrable harm, as confirmed by technical assessment work provided in support of the Application.
- 6.4 Having regards to all of the above, it is respectfully requested the Application be approved.