

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

24th March 2026

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

Since preparation of the officer report the applicant has advised that although 2 (of the 4) proposed units will be self/custom build meeting the definition set out within the Self-build and Custom Housebuilding Act 2015, the remaining 2 units are intended for market sale. This means that the requirements of the Environment Act 2021 in terms of minimum 10% Biodiversity Net Gain must be met as there is no exemption for market sale housing. Whilst the current recommendation covers this at Condition 11 which states that if the development is not self-build then mandatory biodiversity net gain will be required, it would clarify the decision if Condition 11 were removed and new conditions were added relating to securing Biodiversity Net Gain and Habitat Management and Monitoring Plan.

Since there is not a current unmet need for self /custom build housing, the removal of Condition 11 would have no material impact on that sub-category of housing delivery.

Therefore, the officer recommendation is varied as follows:

DELETE Condition 11

ADD the following conditions:

Condition 23 (revised numbering based on Condition 11 being removed)

No development shall take place until a final written Biodiversity Net Gain Plan (The BNG Plan) in the form of the national BNG Plan template, for the provision of a minimum 10% biodiversity net gain, has been submitted to and approved in writing by the local planning authority. The BNG Plan shall relate to the development for which planning permission is granted, and include:

- (i) completed metric calculation tool;*
- (ii) pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale);*
- (iii) biodiversity net gain register reference numbers (if purchasing off-site units); and*
- (iv) proof of purchase if purchasing statutory biodiversity credits.*

The development shall not be begun until such time that The Biodiversity Net Gain Plan (BNG Plan) has been approved in writing by the local planning authority. The development shall subsequently be carried out in accordance with The BNG Plan.

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

Condition 24 (revised numbering based on Condition 11 being removed)

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

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

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

Late neighbour rep from No. 6 The Greenway

The proposal requires a new private access road through the amenity area of No. 7 The Greenway. This raises several concerns:

Increased vehicle movements at the end of a quiet cul-de-sac.

Potential conflict with pedestrians, including children who use the turning head.

On-street parking pressures during visits, deliveries and refuse collection.

Unclear evidence that refuse vehicles can safely enter, turn and exit the site.

These concerns mirror those raised by the Parish Council regarding extra vehicular movements and refuse access.

Whilst reversing out off number 6 The Greenway it could be extremely dangerous of vehicles moving out of the new proposed area.

The proposal risks an unacceptable impact on highway safety, contrary to NPPF paragraph 111.