



Planning Committee
4th July 2023

Application No	:	23/00116/FUL Full Application
Location	:	Land Rear Of 17 To 37 Beachs Drive Chelmsford
Proposal	:	Demolition of the existing buildings and structures and construction of 18 new dwellings with associated parking, private amenity space, open space, hard and soft landscaping and pedestrian link.
Applicant	:	SJT Developments
Agent	:	Mr James Firth
Date Valid	:	2nd February 2023

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1. Executive summary

- 1.1. The application has been called to Committee by a local ward Member. Matters raised include neighbour amenity; scale, design and appearance; safety and security; parking and access.
- 1.2. The application is for 18 new dwellings with associated access works, parking, landscaping and public open space on a former industrial site located in Beachs Drive. The site lies within Chelmsford Urban Area and is allocated for housing in the Chelmsford Local Plan under Growth Site 1q.
- 1.3. The site is surrounded on all sides by residential development located in Beachs Drive, Clivedon Close and Windley Tye. The ground levels of the site are noticeably lower than the surrounding built form with a levels difference ranging between approximately 1m-2.5m.
- 1.4. The site lies within flood zones 2 and 3a, and as the majority lies within 3a this means no habitable accommodation can be located on the ground floor of the properties. This has influenced the scale and the design of the scheme, with the proposal taking a contemporary design approach and properties ranging from 2-3 storeys. However, the scale is mitigated by the lower ground levels. The scheme also employs some roof variation, building articulation and good fenestration detailing. The development would not sit significantly higher than the existing surrounding built form and it would be an interesting addition to the locality that would not be unacceptably out of keeping.
- 1.5. It is considered the site's lowered ground levels, the distance between properties and the design of plots means the scheme would have an acceptable relationship with the surrounding neighbouring properties.
- 1.6. Parking provision and access would be acceptable, and no objections have been raised by the Highway Authority.
- 1.7. The scheme would deliver five affordable housing units, including 3 x 4 bed social/affordable rent properties.
- 1.8. The development includes local open space and a footpath link to the existing Public Right of Way (PROW) to the south. Contributions will be sought to upgrade the PROW to improve linkages to Admirals Park and the City Centre.
- 1.9. All relevant local plan policies have been met. It is recommended that the application should be approved by the Director of Sustainable Communities subject to the completion of the S.106 agreement.

2. Description of site

- 2.1. The application site lies within Chelmsford Urban Area and is allocated for housing in the Chelmsford Local Plan under Growth Site 1q.
- 2.2. It is a former industrial site. It was previously used for workshop/light industrial purposes and car parking in association with the use of the buildings. The site is characterised by hardstanding and single storey buildings. There is limited vegetation along the boundaries of the site.
- 2.3. Existing access is via Beachs Drive, between no. 23 Beachs Drive and no. 27 Beachs Drive.

- 2.4. The site is surrounded by residential properties. Clivedon Close lies to the north, Windley Tye lies to the east, and to the west and south are the properties in Beachs Drive. The character of the area is therefore mixed; properties to the south are late 80's/early 90's, those to the west and north are earlier and to the east, the Windley Tye development is early 2000's.
- 2.5. The ground levels of the site are noticeably lower than the surrounding built form. The difference in levels compared to the surrounding properties ranges between approximately 1m-2.5m.
- 2.6. The site falls within Flood Zones 2 and 3a.
- 2.7. To the south is a Public Right of Way (PROW 44), an unmade path which leads east into Admirals Park.

3. Details of the proposal

- 3.1. The application seeks full planning permission for 18 new dwellings with associated access works, parking, landscaping and public open space.

- 3.2. The accommodation mix will be as follows:

Affordable Housing

2 x 1 bedroom First Homes (flats)
3x 4 bedroom Social/Affordable Rent

Market Housing

2 x 2 bedroom
8 x 3 bedroom
3 x 4 bedroom

- 3.3. 1 car parking space would be provided for the First Home units (1bed) and 2 car parking spaces would be provided for the remainder of the properties. All parking will be allocated. 5 visitor spaces would also be provided on site.
- 3.4. Private amenity space is provided for each of the dwellings and communal space is provided for the First Home flats (plots 1 and 2).
- 3.5. The existing access would be utilised with improvements as required by the Highway Authority.
- 3.6. The buildings would be in a "horseshoe" arrangement, around a circular internal road. Within the centre of the site would be a landscaped green space that would contain seating and also include a pedestrian route leading to the southeast corner of the site. This would connect into the existing PROW to the south via a ramp. There would be a further area of open space within the southeastern part of the site which would include a dry attenuation basin.
- 3.7. The design of the development employs a contemporary approach with the scale ranging between 2-3 storeys.

4. Summary of consultations

- ECC Mills Officer – no response.
- Mid And South Essex Integrated Care Board – financial contributions sought to mitigate health impacts.
- Public Health & Protection Services – no objections, conditions recommended.
- Environment Agency – no objections.
- Essex County Council Highways - no objections, conditions recommended.
- Ramblers Association – amendments suggested.
- ECC Historic Environment Branch - no objections, conditions recommended.
- Emergency Planning – no objections.
- ECC Minerals & Waste Planning – site not within a Mineral Safeguarding Area, Mineral Consultation Area or Waste Consultation Area.
- Housing Standards Team – no response.
- ECC Infrastructure Delivery Team – no response (development under 20 units)
- Essex County Council (SUDS) – no objections, conditions recommended.
- Recycling & Waste Collection Services – no response.
- Police - Designing Out Crime – no objections.
- UK Power Networks (Network Planner) – no response.
- Anglian Water Services Ltd – no objections, conditions recommended.
- Essex and Suffolk Water – no response.
- ECC Community Infrastructure Planning (Education) - no response (development under 20 units)
- Parks & Open Spaces – no objections, recommendations on financial contributions.
- Essex County Fire & Rescue Service – no objections, conditions recommended.
- Local residents – 8 respondents, including a letter from Ward Members. Comments mainly relating to scale and design, parking, and neighbour relationships.

- 4.1. The comments received have been considered as part of the planning assessment of the development proposals. Planning Considerations are summarised at the end of this report. There are however no sustainable grounds for refusing the application based on comments received.

5. Planning considerations

Main Issues

Principle (Strategic Policy S7 – Spatial Strategy)

- 5.1. The site lies within the Chelmsford Urban Area and is allocated in the Chelmsford Local Plan. It is an historic allocation, brought forward from the Site Allocations Document DPD (SAD) which formed part of the now superseded Local Development Framework. As such, redevelopment of the site dates back to 2012 when SAD was first adopted.
- 5.2. The site is identified as a Growth Site in the current Chelmsford Local Plan – these are effectively brownfield sites in the City Centre where there are opportunities for sustainable development.
- 5.3. Policy GR1 sets out the overarching policy requirements for Growth Sites 1g-1v, which includes this site (Growth Site 1q). It includes the need to provide a mix of homes, opportunities for connectivity and sets out potential financial contributions. Policy GR1 should be considered in conjunction with Growth Site Policy 1q which sets out the site specific requirements:

- Around 14 new homes
- Main access from Beachs Drive
- Pedestrian and cycle access should be created into Admirals Park at the south-east of the site to connect to safe pedestrian/cycle routes to the City Centre to the east and wider countryside to the west
- Character and scale determined by adjacent residential development
- Development layout should respect neighbouring rear boundaries.

5.4. Accordingly, the principle of development is accepted, subject to the proposal complying with the relevant Local Plan policies.

Housing mix (Policy DM1 – Size and Type of Housing and Policy DM2(a) – Affordable Housing)

5.5. For housing proposals of 11 or more units, 35% affordable housing should be provided. However, paragraph 5.17 of Planning Obligations Supplementary Planning Document (SPD) (January 2021) states:

“A Ministerial statement issued on the 28th November 2014 stated that where a vacant building is brought back into lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of the relevant vacant building when the local planning authority calculates any affordable housing contribution. Affordable housing contributions will be required for any increase in floorspace.”

5.6. This is known as Vacant Building Credit (VBC) and is also referenced at paragraph 64 of the National Planning Policy Framework.

5.7. There are currently three vacant buildings on site and the existing floorspace of these buildings applied against the scheme results in an affordable housing provision of 5 units.

5.8. On the size of the affordable housing, the Chelmsford Housing Strategy Consultation (July 2021) states:

“The shortage of affordable housing is felt most by those who become homeless and must be housed in temporary accommodation. Currently the Council is at a critical stage of being at risk of being unable to meet its statutory duties to some of those in most urgent need, particularly families with children, so our priority must be to improve the supply of larger, affordable homes for rent.”

5.9. To address the shortfall in supply of new four-bedroom affordable homes and given the proposal is for 18 units, which is 4 more dwellings than the Local Plan allocation, the Council has stipulated that the social/affordable rent units should all be 4 bedroom properties.

5.10. The scheme therefore proposes the following affordable housing mix which is considered policy compliant:

2 x 1 bedroom, 2 person First Homes (flats)
3x 4 bedroom, 7 person Social/Affordable Rent units

5.11. The tenure mix reflects the Government requirement of 25% of affordable homes delivered as First Homes.

- 5.12. On the private housing mix, a higher proportion of larger units are being provided than the housing mix set out at Table 1 of Policy DM1. However, given the site's urban location, its constraints, particularly flood mitigation (set out further below), the size of the development and ensuring the development is well designed, in this circumstance the market mix is considered acceptable.

Flooding (Strategic Policy S2 – Addressing Climate Change and Flood Risk and Policy DM18 – Flooding/SuDS)

- 5.13. The site predominantly lies within Flood Zone 3a, therefore having a high probability of flooding. This has clear implications for any residential development which is classed as more vulnerable. Through the Local Plan process the site has been assessed in the Council's Strategic Flood Risk Assessment (SFRA) in two stages:
- Level 1 – assesses flood risk of all the site allocations, identifying the level and sources of flooding.
 - Level 2 – where sites fall within flood zones 2 & 3, a more detailed assessment is undertaken, setting out the flood risk implications, as well as guidance on the preparation of site-specific flood risk assessments (FRA). The Level 2 assessment can be found in Appendix G of the SFRA.
- 5.14. The SFRA together with the Spatial Strategy and the Local Plan Sustainability Appraisal form part of the sequential and exception tests for the Local Plan site allocations. There are some sites, therefore, in the Chelmsford Urban Area that, whilst falling within flood zones 2 & 3, are allocated because they are in a highly sustainable location, and Chelmsford is at the top of the Settlement Hierarchy. As such, it has been demonstrated through the Local Plan that for these sites the sustainability benefits to the community outweigh flood risk.
- 5.15. A site-specific flood risk assessment (FRA) and flood response plan has been submitted with the application. It proposes to discharge surface water to an Anglian Water surface water sewer in compliance with the surface water hierarchy when using infiltration/watercourse is not possible. To reduce the flow of surface water discharge, tanked permeable paving and swales in the central open space is proposed.
- 5.16. An attenuation basin has also been designed to provide surface water flood storage compensation due to the increased area of buildings proposed, which will remove areas of the site from flooding. This will be located in the lowest part of the site to the south-eastern corner. Surface water flood flows will be directed to this area of the site and be allowed to pond.
- 5.17. A crucial mitigation measure that is integral to the scheme to safeguard against flooding is that no habitable accommodation is located on the ground floor. This has, in turn, influenced the design and scale of the scheme.
- 5.18. The Environment Agency, the Lead Local Flood Authority and the City Council Emergency Planner raise no objections to the proposal subject to conditions.

Layout, scale, design and appearance (Policy DM23 – High Quality and Inclusive Design and Policy DM24 – Design and Place Shaping Principles in Major Developments)

- 5.19. Site levels, flooding and the location of neighbouring properties are the key site constraints that have driven the design, layout and appearance of the scheme.
- 5.20. The layout of the scheme follows a circular internal road in a “horseshoe arrangement” which is broken up into two sections by a pedestrian footpath and open space within the southeast corner. The scheme has good street enclosure and activation with the buildings joined together and facing the central open space. Views through to the site would be an acceptable balance of built form and landscaping.
- 5.21. As set out in paragraph 5.17, to mitigate against flooding, the dwellings are designed to have all habitable accommodation on the upper floors which in turn impacts on the scale of the units. The overall height of all of the dwellings is 3 storeys but this is mitigated by the use of mono-pitched roofs, building articulation, 2-2.5 storey elements and good fenestration detailing. In addition, and crucially, the site sits notably lower than the surrounding neighbours with the ground levels differing in some areas of site between 1m-2.5m. As a result, the scheme would not be significantly higher than the surrounding existing pattern of development, in particular the Windley Tye development to the east which ranges from 2.5-3 storeys.
- 5.22. The design and appearance of buildings is contemporary. Given the mixed character of the locality, the site’s constraints and its backland location, the more traditional vernacular of the area, i.e., two-storey semi-detached houses, could not be achieved and would not make efficient use of brownfield land. The buildings’ form, articulation and materials - which are now a lighter palette than the original submission drawings – break up the mass and bulk and would make the scheme an interesting and complementary addition to the locality.
- 5.23. Overall, the layout, scale, design and appearance of the scheme is acceptable. Therefore, on this basis, the number of units (18) is also accepted and would not adversely impact on design and place-making principles.

Neighbour relationships (Policy DM29 – Protecting Living and Working Environments)

- 5.24. Neighbour representations have been received expressing concern on the impact of the proposal on their living conditions.
- 5.25. To assess whether a proposal may cause unacceptable impact on neighbouring properties a number of relationship and proximity standards are published as part of the Chelmsford Local Plan (Appendix B) and are assessed as part of a planning application.
- 5.26. None of the neighbouring properties would be subject to unacceptable overshadowing, overbearing, loss of light or loss of privacy as a result of the proposals.
- 5.27. There are plots that sit in close proximity to shared boundaries with neighbours, but the site’s ground levels and the design of the scheme would ensure there would be no unacceptable impact. The details of relevant neighbour relationships are set out below.
- 5.28. Plots 1 & 2 (1 bed) would sit at an oblique angle to the adjacent neighbours, nos. 19 & 21 Beachs Road, at a distance ranging between 2.3m-7m away from the shared boundary. However, the houses of nos. 19 & 21 sit approximately 21m-23m away from the boundary. Furthermore, there is an approximate 2m difference between the ground levels of nos. 19 and 21 (taken from the properties’ rear walls) and the application site. The first-floor windows of plots 1 & 2 (a bathroom and kitchen respectively) would be obscured glazed and would open away from the neighbouring properties, i.e., only oblique views would be afforded to the end of their gardens. It is considered there would be an acceptable relationship between plots 1 and 2 and nos. 19 & 21 Beachs Drive.

- 5.29. Regarding properties in Clivedon Close, there would be, at a minimum, a 15m distance between the rear elevation of plots 3-7 and the shared boundary with these properties. Also evidenced by the street scene drawing (no. 956-PL-19), section drawing (no. 956-PL-14) and an officer site visit, there is an approximate 2.3m-2.8m difference between the ground levels of the Clivedon Close properties and the application site (with Clivedon Close being higher). The relationship between the development and properties in Clivedon Close would be acceptable.
- 5.30. On the eastern boundary, the relevant neighbouring properties are nos. 29 & 31 Windley Tye. Plot 12 of the development would face the blank side elevation of no. 29 such that there would be no adverse impact.
- 5.31. On no. 31 Windley Tye, there is an approximate 2.5m difference between the ground levels of this property and the application site. Section drawing 956-PL-23 demonstrates that plot 9, the relevant plot to this property, would not sit higher than its neighbour, notwithstanding its overall height of 10.5m, at its highest point. At its closest, the plot 9 unit would sit approximately 15m away from the shared boundary with no. 31. The back to boundary distance then further increases to approximately 16.5m-19m, on account of the 'horseshoe' arrangement of the scheme. With these distances, together with the approximate 2.5m difference in ground levels, it is considered there would be a satisfactory relationship between the development and no. 31 Windley Tye.
- 5.32. To the south, there is less of a difference in ground levels – approximately 1m – between nos. 53-57 Beachs Drive and the application site. However, there would be a minimum 15m back-to-boundary distance and a minimum 23m back-to-back distance between the development plots and nos. 53-57 Beachs Drive. This is acceptable in the context of Appendix B of the Local Plan.
- 5.33. Plot 13 of the development would have a back-to-side garden relationship with no. 79 Beachs Drive. However, there would be an approximate 15m distance between the two, and the upper floors of plot 13 would serve non-habitable accommodation (kitchen and ensuite). The relationship is considered acceptable.
- 5.34. Finally, a distance of approximately 20m (at its closest point) would sit between nos. 27-29 Beachs Drive and the flank wall of plot 18. There would be no unacceptable impact to these properties.

Parking and access (Policies DM25 and DM27)

- 5.35. The Local Highway Authority has been consulted on the scheme and has raised no objections but has recommended some conditions.
- 5.36. Parking provision is in accordance with adopted standards with two spaces for 2bed+ properties, one space for 1bed properties, in addition to five visitor spaces.
- 5.37. Concerns have been raised on the width of the parking spaces at the entrance to the carports of the dwellings where gates are proposed. However, there would still be a minimum width of 2.5m which is acceptable. The internal size of the carports meets parking standards.
- 5.38. The existing access is to be utilised but redesigned to ensure pedestrians on Beachs Drive are given priority over the site access. The existing bell-mouth arrangement would be altered, and a vehicle crossover / hybrid dropped kerb arrangement provided, with a raised table to reduce vehicle speeds when entering the site.

- 5.39. Safety and congestion concerns regarding the development and the one-way system of the internal road have been raised in representations. 18 dwellings would not generate an excessive number of trips as demonstrated by the submitted Transport Statement, and indeed would be a reduction to the former use of the site. Given the scale of the development, the internal road is acceptable, and it is unlikely to lead to significant tailback onto Beachs Drive. Furthermore, the access arrangements are the same for when the site was an industrial use and there were a greater number of vehicle movements and use of commercial vehicles.
- 5.40. Regarding any on street parking issues currently experienced in Beachs Drive, these are not directly related to the site. The development meets parking standards and therefore is unlikely to unacceptably exacerbate this.
- 5.41. Included in the Highways consultation response is the requirement to upgrade PROW 44 to the south of the site to an all-weather surface. This is an important development requirement to encourage sustainable travel as the PROW leads directly to Admirals Park and into the City Centre. The City Council currently maintains and manages the PROW as per an arrangement with Essex County Council (ECC) and will be the one to carry out the improvement works with the final specifications agreed firstly with ECC. However, principally a more durable permeable surface will be installed, together with a set of informal steps across the flood defence embankment into Admirals Park. A commuted sum of £6,200 will be sought from the applicant via a S106 Agreement for the City Council to carry out these works.

Development standards and sustainable construction (policies DM1, DM23, DM24, DM25 and DM26)

- 5.42. The development is compliant with Nationally described space standards for housing.
- 5.43. 12 of the units, representing more than 50% of the development, would look to meet Approved Document M4(2) (accessible or adaptable dwellings), including the three social/affordable rent units. However, M4(2) requires living areas to be located on the entrance storey of dwellings. As previously detailed, the flooding constraints of the site mean that no habitable accommodation can be located on the ground floor. The units would not, therefore, be wholly compliant with M4(2) requirements, but it is considered there are reasonable mitigating circumstances. In specific reference to the social/affordable rent units (plots 3-5), the following is proposed to ensure the dwellings are accessible and adaptable as much as possible such that a Registered Provider would accept the units:
- The ground floor WC has a 'potential level access shower'
 - Bedroom 4 of the dwellings could be a principal bedroom
 - The upper most floor can be access via a stair lift.
- 5.44. The Council's housing enabling officer considers the above acceptable.
- 5.45. A condition will be attached for the dwellings to have access to electric vehicle charging points and be designed to use less than 110 litres of water per day as required by Policy DM25.
- 5.46. The dwellings meet, or have in excess, private amenity space in accordance with Appendix B of the Local Plan. Plots 1 and 2 have the required communal garden area (20 sqm per unit) but due to the relationship with neighbours and design principles, they do not have private balconies. This is acceptable in this circumstance given the site's proximity to Admirals Park.
- 5.47. The development includes on site local open space in accordance with Appendix B.

Biodiversity net gain, RAMS, ecology and tree planting (*Policy DM16, RAMS Supplementary Planning Document, Planning Obligations Supplementary Planning Document and Tree Planting Advice Note*)

- 5.48. The site is hard surfaced and has some limited trees and landscaping along the edges of the site. The Ecology Appraisal submitted with the application concludes no further assessment or surveys are required. The Appraisal does make recommendations for enhancements including the provision of bat, bird and invertebrate boxes, wildlife friendly lighting and new tree and hedgerow planting.
- 5.49. On biodiversity net gain, the change of use alone from a former industrial site to residential development is likely to achieve or exceed 10% betterment. However, a number of conditions will be included to secure ecological and biodiversity enhancements.
- 5.50. Paragraph 9.13 of the Planning Obligations Supplementary Planning Document (SPD) (January 2021) states that where practicable, all new housing development should seek to plant three new trees per net new dwelling.
- 5.51. Tree planting should take place on site. On small or more dense urban sites, where some or all on-site planting is impractical, a commuted sum of £300 per new house will be sought for planting on Council owned land or other sites agreed by the Council.
- 5.52. The proposal includes some tree removal and the planting of new trees. However, there would be a tree planting deficient of 30 trees. A commuted sum of £3,000 would therefore be sought.
- 5.53. 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 of £2,821.68 towards off-site mitigation (RAMS contribution) is necessary to mitigate the potential disturbance to European designated sites arising from this development growth.

Contamination (*Policy DM30- Contamination and Pollution*)

- 5.54. An initial contamination report has been submitted which recommends that further intrusive investigations are undertaken. A condition will be attached requiring a scheme to assess and deal with any contamination be submitted and agreed prior to commencement. This includes asbestos which will be required to be removed in accordance with current guidelines.

Health (*Strategic Policy S9 – Infrastructure requirements*)

- 5.55. The proposed development is likely to have an impact on the services of surgeries which operate within the vicinity of the site. It is estimated that the development would generate approximately 43 new residents which would increase demand on existing services.
- 5.56. The Integrated Care Board has requested £8,700 to be secured through a S106 Agreement to mitigate the impacts of the development, to be used to for appropriate measures to increase capacity.

Other Matters

Boundaries

- 5.57. Concerns have been expressed on the proposed boundaries to the development, both in terms of their appearance and robustness, particularly in relation to the neighbouring properties' ground levels and the need for reinforcement.
- 5.58. There are existing retaining walls around the boundaries of the site. These are to be retained and their appearance approved subject to the recommendations of a structural engineers. A condition will be attached requiring details of the boundary treatments to be submitted and approved by the Council prior to their installation and/any works to boundaries.

Lighting

- 5.59. Concerns have been raised on the safety of future residents at ground level of the development and the need for lighting details. A condition will be attached requiring this.

6. Community Infrastructure Levy (CIL) and Section 106 Agreement

- 6.1. The development is CIL liable. CIL payments are required to help pay for general infrastructure arising from development.
- 6.2. In addition, there are site specific payments towards works and obligations in order for the development to accord with national and local planning policies. These would be secured via a S106 Agreement and the expected drafts heads of terms are as follows:
- Affordable Housing delivery - 2 no. First Homes and 3 no. Social/Affordable Rented
 - First Homes Contribution to make up the 5% difference in the discount applied to Shared Ownership vs. First Homes. This will be £247 per sq. m for each First Home flat. As an alternative to paying the First Homes Financial contribution the s.106 will provide scope for the developer to either discount First Homes at 40% or 50% from market value
 - Open space delivery
 - Open space maintenance and management commuted sum if the land is to be transferred to the Council
 - Conditional performance bond if the open space is to be privately maintained and managed
 - Upgrading of PROW 44 to an all-weathered surface - £6,200
 - Healthcare contributions - £8,700
 - Tree planting contribution - £3,000
 - RAMS - £2,821.68.

7. Conclusion

- 7.1. The proposal is a sustainable use of previously development land in the Chelmsford Urban Area and represents the delivery of an allocated housing site which will include affordable housing.
- 7.2. 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.

- 7.3. The proposals are compliant with the standards and objectives of the National Planning Policy Framework and Chelmsford Local Plan (May 2020). Across all material planning considerations the development is assessed to be acceptable.

RECOMMENDATION

Subject to a S106 Agreement (as indicated in the report presented to the Committee) being entered into pursuant to the Town and Country Planning Act 1990, the Director of Sustainable Communities be authorised to grant the application subject to the following conditions:-

Condition 1

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

Reason:

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

Condition 2

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

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to any construction works, detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and neighbouring buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 4

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 5

a) No demolition, development or preliminary ground works shall take place within the site until a written scheme of investigation for the programme of archaeological work has been submitted to and approved in writing by the local planning authority.

b) No demolition, development or preliminary ground works shall take place until such time that the programme of archaeological work has been carried out in accordance with the approved Written Scheme of Investigation and a copy of the final report of findings has been submitted to and approved in writing by the local planning authority.

Reason:

This information is required prior to the commencement of the development because this is the only opportunity for archaeological investigation work to be undertaken. These works are required to ensure that adequate archaeological records can be made in respect of the site in accordance with Policy DM15 of the Chelmsford Local Plan.

Condition 6

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

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities
- v. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense where caused by developer.

Reason:

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

Condition 7

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- o Limiting discharge rates to 1l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- o Final modelling and calculations for all areas of the drainage system.
- o The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme, including any safety barriers and/or features
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason:

To ensure that the development is constructed sustainably in accordance with Policies S2 and Policy DM18 of the Chelmsford Local Plan.

Condition 8

No development shall take place, including any works of ground clearance or site preparation, until a scheme to minimise offsite flooding caused by surface water run-off and groundwater during construction works and measures to prevent pollution has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be adhered to throughout the construction period for the development.

Reason:

To ensure that the development is constructed sustainably in accordance with Policies S2 and Policy DM18 of the Chelmsford Local Plan.

Condition 9

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 10

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a written request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Condition 11

Within six months of the commencement of the development, a public art statement shall be submitted to and approved in writing by the local planning authority. The statement shall include the following:

- a) Details of the artist (including an explanation of why they have been selected for this scheme),
- b) Details of the proposed public art (including an explanation of the chosen theme and medium) and its intended siting,
- c) Details for the installation including timing,
- d) Future maintenance regime.

The approved public art scheme shall be implemented in accordance with the approved statement.

Reason:

To ensure that Public Art is provided in accordance with Policy DM24 Chelmsford Local Plan.

Condition 12

Prior to occupation of the development details of a scheme of improvements to the site access to prioritise pedestrians shall be submitted to and agreed in writing by the Local Planning authority. These works shall include but are not limited to;

- Appropriate alterations to the existing bell-mouth arrangement to provide an access arrangement which gives priority to pedestrians on the footway on Beachs Drive, including removal of the existing radius kerbs and extension of highway verge.
- Access to accommodate the swept paths of a refuse vehicle.
- Measures to control the speed of vehicles along the site access road.

Thereafter the agreed works shall be carried out prior to occupation of the development.

Reason:

In the interests of highway safety and accessibility.

Condition 13

The development shall not be occupied until such time as the visitor vehicle parking area and internal road as shown on the approved drawing no. 956-PL-03 Rev B has been provided. The visitor parking area and road shall be retained in this form at all times.

Reason:

To ensure that appropriate parking and turning is provided in the interests of highway safety.

Condition 14

Prior to their use, samples 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 15

a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings, piers and any proposed boundaries to the rear of the carports shall be submitted to and approved in writing by the local planning authority.

b) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details.

Reason:

To ensure the proposed development is visually satisfactory, does not prejudice the appearance of the locality and to safeguard the residential living environment the existing neighbouring dwellings in accordance with Policy DM23 and Policy DM29 of the Chelmsford Local Plan.

Condition 16

Notwithstanding drawings no. PR226-01 Rev L and PR226-02 Rev C details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently these works shall be carried out as approved prior to the first occupation of any part of the development or in the first available planting season following such occupation. The landscaping details to be submitted shall include:

- a) hard surfacing including pathways and driveways, visitor spaces and how they are marked out and other hard landscape features and materials;
- b) seating
- c) bins
- d) ramp
- e) planting plans including specifications of species, sizes, planting centres, number and percentage mix;
- f) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;

Reason:

In order to add character to the development, to integrate the development into the area and to ensure the landscaping is acceptable should the open space be transferred to the City Council in the future in accordance with Policy DM23 of the Chelmsford Local Plan. Also, to promote biodiversity in accordance with Policy DM16.

Condition 17

A landscape management plan, including long term design objectives, management responsibilities and schedule of landscape maintenance for a minimum period of five years for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that the landscaping and planting is appropriately maintained in the interests of the character and appearance of the area in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 18

No trees or hedges within the site other than those shown on drawing no. OS 2308-22.1 Rev A and the Arboricultural Impact Assessment prepared by Open Spaces, March 2022 shall be felled, uprooted, damaged, or disturbed or removed prior to the commencement of the development or within a period of 5 years following commencement of the development.

If any such tree is removed, uprooted, destroyed or dies prior to commencement of development or within a period of 5 years following commencement another tree shall be planted within the next available planting season. The location, size and species of replacement planting shall be as agreed in writing by the local planning authority.

Reason:

To safeguard the existing trees which are of amenity value and add character to the development in accordance with Policy DM17 and Policy DM23 of the Chelmsford Local Plan.

Condition 19

Prior to the first occupation of the dwellings hereby permitted, 18 electric vehicle charging points shall be installed and retained in accordance with details that that shall have been previously submitted to and agreed in writing by the local planning authority.

Reason:

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

Condition 20

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

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings and the interests of the safety of future residents of the development in accordance with Policy DM23 and Policy DM29 of the Chelmsford Local Plan.

Condition 21

Before the surface water pumping station is used, it shall be enclosed with sound-insulating material in accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority. The measures implemented as approved shall be retained thereafter.

Reason:

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

Condition 22

Prior to their installation, details of the carport gates for the dwellings shall be submitted to and approved in writing by the local planning authority. The gates shall then be installed 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 23

Prior to their installation, details of the obscure glazing and opening of the bathroom and kitchen windows of plots 1 and 2 as shown on drawing no. 956-PL-04 Rev A, shall be submitted to and approved in writing by the local planning authority. The windows shall then be installed in accordance with the approved details and thereafter retained in the approved form.

Reason:

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

Condition 24

No dwelling shall be occupied until secure and covered bicycle parking has been laid out within the site in accordance with details which shall previously have been submitted to and approved in writing by the local planning authority. Those spaces shall thereafter be kept available for the parking of bicycles only.

Reason:

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

Condition 25

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 26

A minimum of 50% of new dwelling units as hereby approved shall be constructed to comply with Building Regulations Approved Document Part M4(2) Category 2 (2010 - as amended) unless otherwise agreed in writing with the local planning authority.

Reason:

To ensure the development provides sufficiently adaptable homes to meet current and future needs of residents in accordance with Policy DM1 of the Chelmsford Local Plan.

The site has considerable flooding constraints and measures to mitigate the development include no habitable accommodation being contained on the ground flood. This will impact on the development meeting all of the M4(2) requirements.

Condition 27

All new dwelling units as hereby approved shall be constructed to achieve increased water efficiency to a standard of no more than 110 litres of water per person per day in accordance with Building Regulations Approved Document Part G (2015 - as amended).

Reason:

To ensure the development reduces water dependency in accordance with Policy DM25 of the Chelmsford Local Plan.

Condition 28

The development hereby permitted shall only be carried out in accordance with the details contained in the approved Preliminary Ecological Appraisal prepared by Open Spaces, March 2022 subject to such minor variations as may be agreed in writing by the local planning authority.

Reason:

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

Condition 29

Prior to occupation of the proposed development, the Developer shall provide to each household a copy of the Flood Risk Emergency Plan dated May 2023, prepared by Create Consulting Engineers Ltd.

Reason:

In the interest of the safety of all future residents, in accordance with Policy DM18 and Policy DM24 of the Chelmsford Local Plan.

Condition 30

Prior to first occupation, the refuse and recycling stores for Plots 1 and 2 as shown on approved drawings 956-PL-26 and 956-PL-04 Rev A shall be made available for use

Reason:

To ensure satisfactory waste and recycling collection points are available to for the occupiers of plots 1 and 2 in accordance with Policy DM26 of the adopted Chelmsford Local Plan

Condition 31

Prior to occupation of the proposed development, the Developer shall provide to each household a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason:

In the interests of reducing the need to travel by car and promoting sustainable development and transport.

Condition 32

The carports hereby approved for plots 1-18 shall be kept available at all times for the parking of motor vehicles by the occupants of the dwellings and their visitors and for no other purpose.

Reason:

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

Condition 33

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the dwellings hereby permitted shall not be enlarged or extended without the grant of an additional planning permission by the local planning authority.

Reason:

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

Condition 34

The second floor ensuite window in the south elevation of plot 13 and shown on approved Drawing No. 956-PL-25 shall be:

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

Reason:

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

Condition 35

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no windows or other openings other than those expressly authorised by this permission shall be constructed or inserted within the north west elevation of plot 18 and south western elevation of plot 1 of the development hereby permitted.

Reason:

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

Condition 36

The open rear elevation of the ground floor car ports as shown on drawing nos. 956-PL-04 Rev A, 956-PL-05 Rev B, 956-PL-06 Rev A, 956-PL-07 Rev A, 956-PL-08 Rev A, 956-PL-09 Rev A, 956-PL-10 Rev A, 956-PL-11 Rev A, 956-12 Rev A, 956-PL-25 shall remain open in perpetuity and shall not be filled in or enclosed in any manner without the prior written approval of the local planning authority.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 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 demolition in the scheme should not be carried out until you have given notice to the Chelmsford City Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984.

Notice should be in writing and accompanied by a block plan (e.g. 1/500) clearly identifying the building(s) to be demolished.

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

4 You are reminded that this permission is also subject to a legal agreement, and that the terms of this agreement must be complied with.

5 The proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended). If applicable, a Liability Notice will be sent as soon as possible to the applicant and any other person who has an interest in the land. This will contain details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at www.chelmsford.gov.uk/cil, and further information can be requested by emailing cilenquiries@chelmsford.gov.uk. If the scheme involves demolition, for the

purposes of the Regulations the development will be considered to have begun on commencement of the demolition works.

- 6 Your attention is drawn to the consultation response of Anglian Water regarding the ability to connect drainage from this site to the public sewer and related information. A copy of the response is available via Public Access, or a copy can be provided to the applicant on request.
- 7 It is recommended that an asbestos survey is undertaken prior to demolition. Any asbestos found must be removed by a qualified contractor and disposed of at a licensed facility.

Positive and Proactive Statement

The Local Planning Authority provided advice to the applicant before the application was submitted and also suggested amendments to the proposal during the life of the application. 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.

ECC Mills Officer

Comments
No response received

Mid And South Essex Integrated Care Board

Comments
The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. The ICS therefore requests that the sum of £8,700 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity.

Public Health & Protection Services

Comments
Please put on an ENV07 condition. The Phase 1 Assessment indicated the need for an intrusive investigation to be undertaken.
Asbestos surveys have found asbestos in 3 buildings. The asbestos must be removed prior to demolition in line with current guidelines. A report must be submitted to show how the works are to be carried out and a validation report to show that the asbestos has been removed.
The 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).

Environment Agency

Comments
No objections.

Essex County Council Highways

Comments
The Highway Authority has undertaken a site visit and has thoroughly assessed the submitted information and plans received throughout the course of this planning application. The Highway Authority has concluded that the proposal will not be detrimental to highway safety, capacity, or efficiency.
From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following condition:
- Works to the existing access

- Provision of visitor parking prior to occupation
- Cycle parking
- Construction Management Plan
- Residential Travel Information Packs with travel vouchers
- Upgrading of Public Right of Way 44 to an all-weather surface
- No unbound materials within 6m of the highway boundary.

Ramblers Association

Comments
<ul style="list-style-type: none"> - No reference is made to PROW 44 on the submitted plans but is referenced in the Design and Access Statement. - A significant level difference exists between the PROW and the proposed site which is at a lower level. The ramp will need to comply with Building Regulation guidance, including gradient, guarding and be suitable for wheelchair use. - The construction of the ramp should not impact on the width and use of the PROW at any time. - The northern side of the PROW facing the site should have suitable protection from falling noting the difference in level highlighted above.

ECC Historic Environment Branch

Comments
<p>The Historic Environment Record (EHER) shows that the proposed development is in an area with the potential for archaeological remains. To the south-west of the development site a series of cropmarks have been identified from aerial photography that appear to show field boundaries and ring-ditches, speculated to be of a prehistoric date (EHER 853). To the south of the proposed development, near the River Can, Neolithic worked flint tools, alongside prehistoric and Roman pottery, have been recovered (EHERs 699, 700, 701 and 702). In particular, a Bronze Age bucket-shaped urn from this assemblage would seem to suggest prehistoric burial activity in the vicinity.</p> <p>To the north-east of the proposed development more Roman pottery (EHER 697), as well as a prehistoric flint spearhead (EHER 698), were recovered during excavations for a gravel pit.</p> <p>Later archaeological remains nearby include medieval and post-medieval pottery uncovered to the north-west, at the southern end of Chignal Road (EHERs 825 and 826).</p> <p>In view of the above, a condition is recommended for archaeological trial-trenching and excavation.</p>

Emergency Planning

Comments
Emergency Flood Plan acceptable.

ECC Minerals & Waste Planning

Comments
The site is not within a Mineral Safeguarding Area, Mineral Consultation Area or Waste Consultation Area.

Housing Standards Team

Comments
No response received

ECC Infrastructure Delivery Team

Comments
No response received

Essex County Council (SUDS)

Comments
Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based subject to conditions covering as follows: <ul style="list-style-type: none">- Submission and LLFA approval of the technical SUDS scheme- Scheme to minimise offsite flooding- Maintenance regime (including keeping of yearly logs)

Recycling & Waste Collection Services

Comments
No response received

Police - Designing Out Crime

Comments
Whilst there are no apparent concerns with the layout to comment further we would require the finer detail such as the proposed lighting, and physical security measures.

We would welcome the opportunity to consult on this development to assist the developer demonstrate their compliance with these policies by achieving a Secured by Design Homes award. An SBD award is only achieved by compliance with the requirements of the relevant Design Guide ensuring the risk commensurate security is built into each property and the development as a whole.

UK Power Networks (Network Planner)

Comments

No response received

Anglian Water Services Ltd

Comments

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that a text is added to the Notice advising of this and the requirements.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

The foul drainage from this development is in the catchment of Chelmsford Water Recycling Centre that will have available capacity for these flows

This response has been based on the following submitted documents: Application Documents - Flood Risk Assessment Vols 1-6 - the proposed connection is acceptable. A pumped connection is proposed, the rate will be assessed a S106 stage, the site must have a gravity length of sewer to connection into the Anglian Water network, in line with DCG requirements. We do not require a condition in planning for foul water.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Anglian Water has reviewed the submitted documents Application Documents can confirm that a connection with a maximum rate of 1l/s discharging into the Anglian Water surface water sewer is acceptable to us, subject to site investigations being provided at S106 (water industry act) stage. We require these documents to be listed as approved plans/documents if permission is granted.

Essex and Suffolk Water

Comments

No response received

ECC Community Infrastructure Planning (Education)

Comments
No response received

Parks & Open Spaces

Comments
Proposals are acceptable and we would accept adoption of local open space, if offered, subject to a commuted sum.

Essex County Fire & Rescue Service

Comments
<p>Access for fire service purposes is considered satisfactory.</p> <p>It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector.</p> <p>The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development.</p>

Local Residents

Comments
<p>8 representations, including from local ward Members, were received raising the following:</p> <ol style="list-style-type: none">1. Development not in keeping with the surrounding neighbours and the locality2. Concerns on loss of light, overlooking and the development being overbearing to neighbours3. Concerns on the number, scale and design of the development4. Concerns on the appearance and robustness of boundary treatments given the levels difference at the site.5. Concerns on construction methods6. Concerns on asbestos7. Concerns on noise from construction and work hours8. Concerns on access arrangements due to parked cars9. Concerns on parking, access, congestion and safety in Beachs Drive and the development would exacerbate these issues.10. Parking restrictions should be implemented on Beachs Drive11. Conditions required for the developer make good any damage caused to Beachs Drive12. Concerns on the access and internal road13. Concerns on safety and security14. Would like to see more sustainability measures incorporated into the development15. Would like details on the upgrading of the footpath link16. Questions over plans. <p>Officer response</p>

1. See paragraphs 5.19-5.23
2. See paragraphs 5.24-5.34
3. See paragraphs 5.19-5.23
4. See paragraphs 5.57-5.58
5. Construction impacts are not material to whether the proposal is acceptable or not, but note that a construction method plan is included as a condition
6. See paragraph 5.54
7. An informative is included setting out hours of construction
8. See paragraphs 5.35-5.41
9. See paragraphs 5.35-5.41
10. See paragraphs 5.35-5.41. The development meets parking standards such that it is not considered justified to impose parking restrictions.
11. Construction impacts are not material to whether the proposal is acceptable or not, but note that a construction method plan is included as a condition
12. See paragraphs 5.35-5.41
13. See paragraphs 5.57-5.59
14. See paragraphs 5.42-5.47. There are policies to secure sustainable measures for all developments. The development is also located in a highly sustainable location.
15. See paragraph 5.41
16. Amendments have been made through the life the application and any anomalies have been rectified.



0 15 30 60 Metres

1:1,663



Planning Committee
23/00116/FUL

Planning & Development Management
Directorate for Sustainable Communities

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

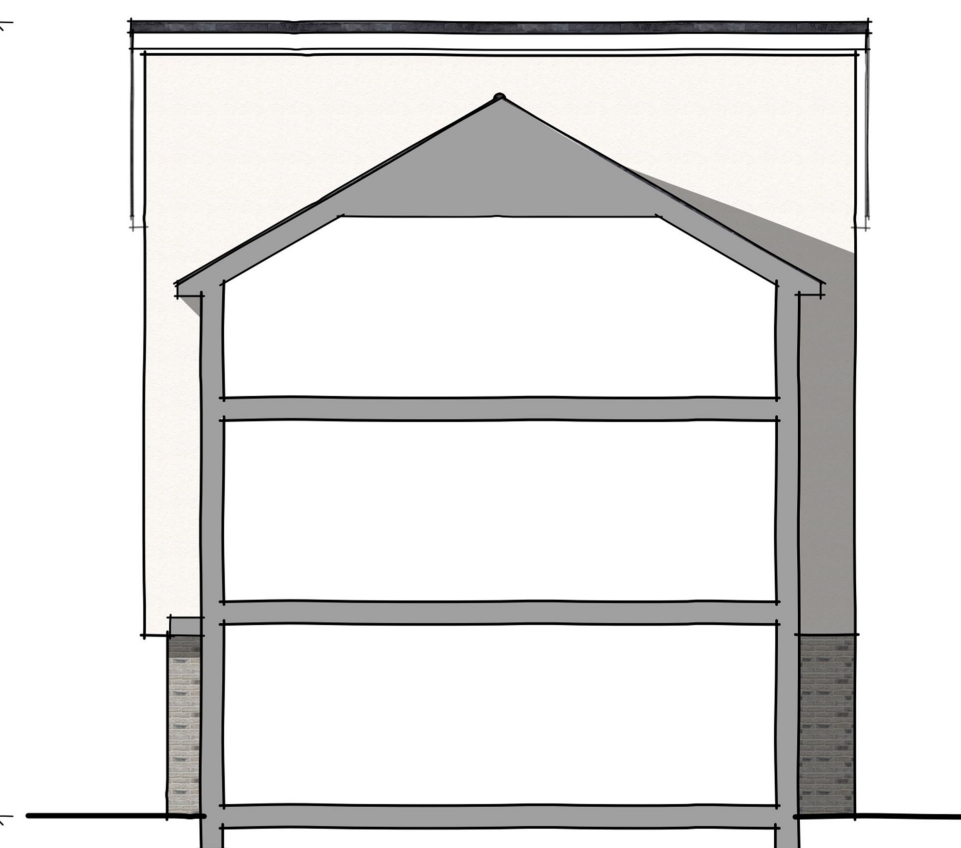
Telephone: 01245 606826

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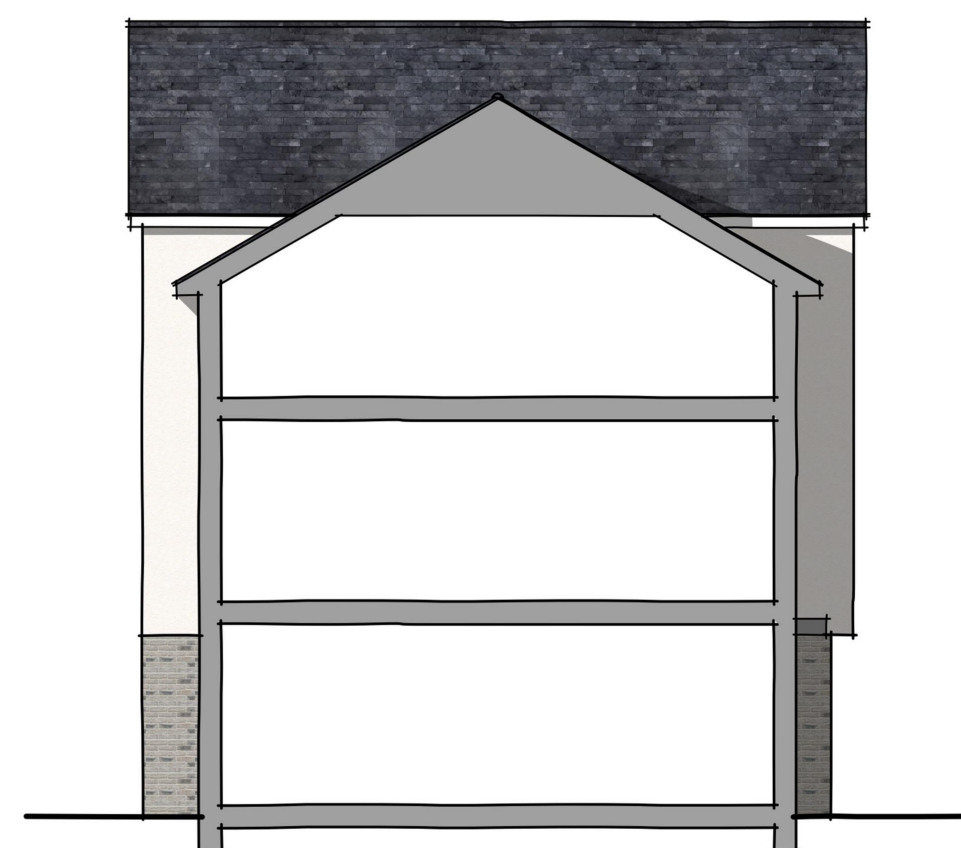
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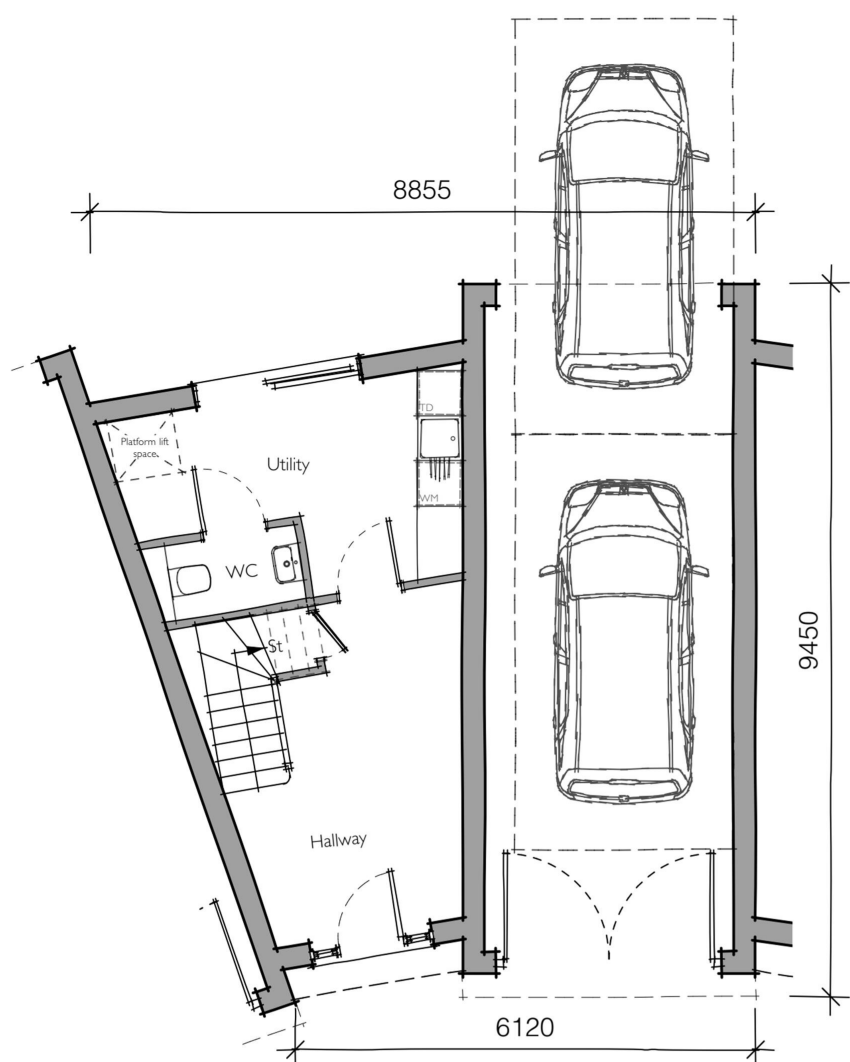
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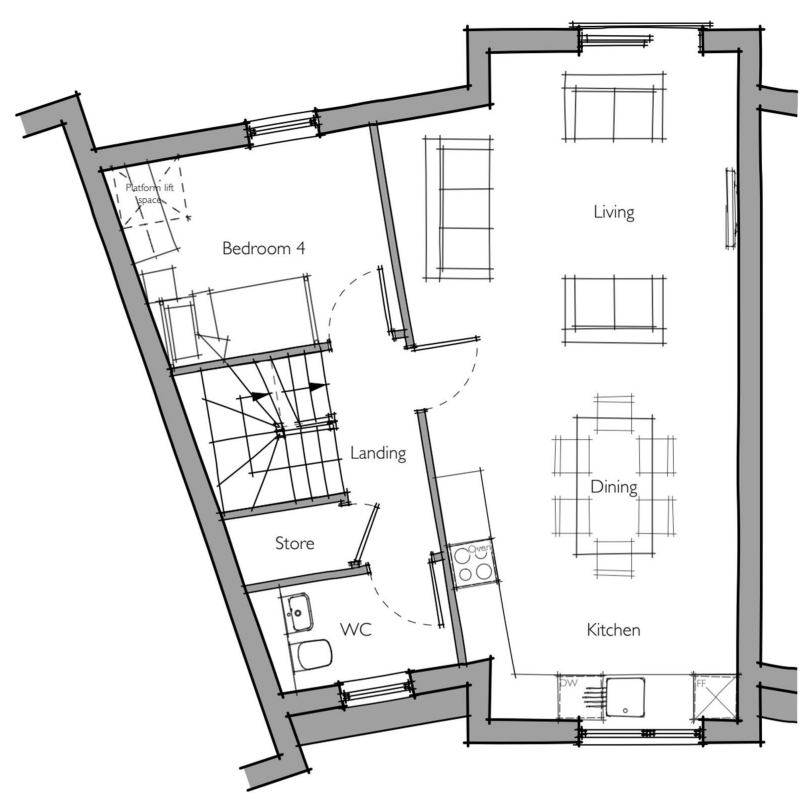
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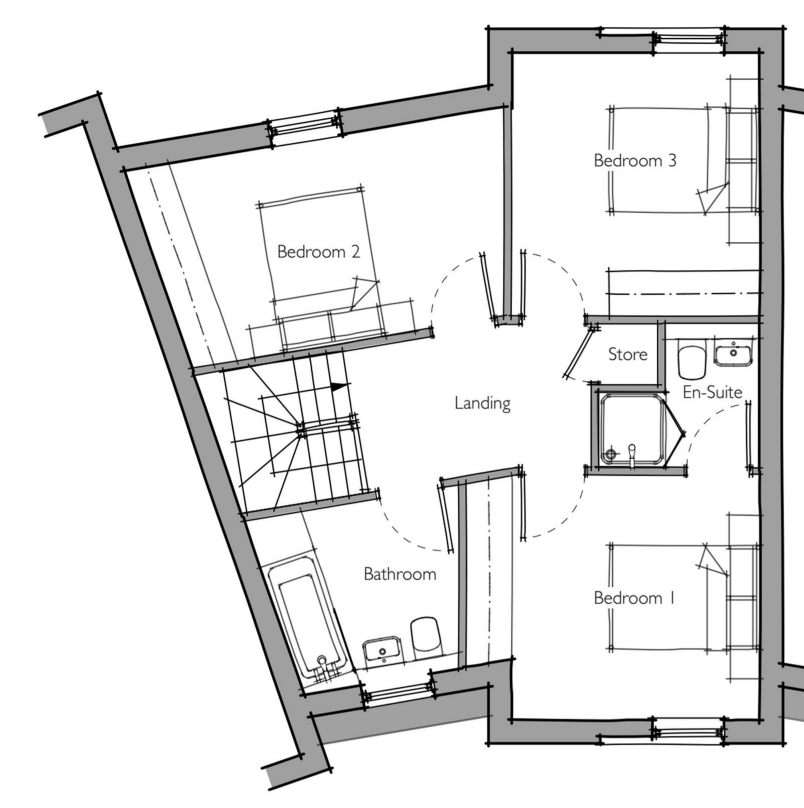
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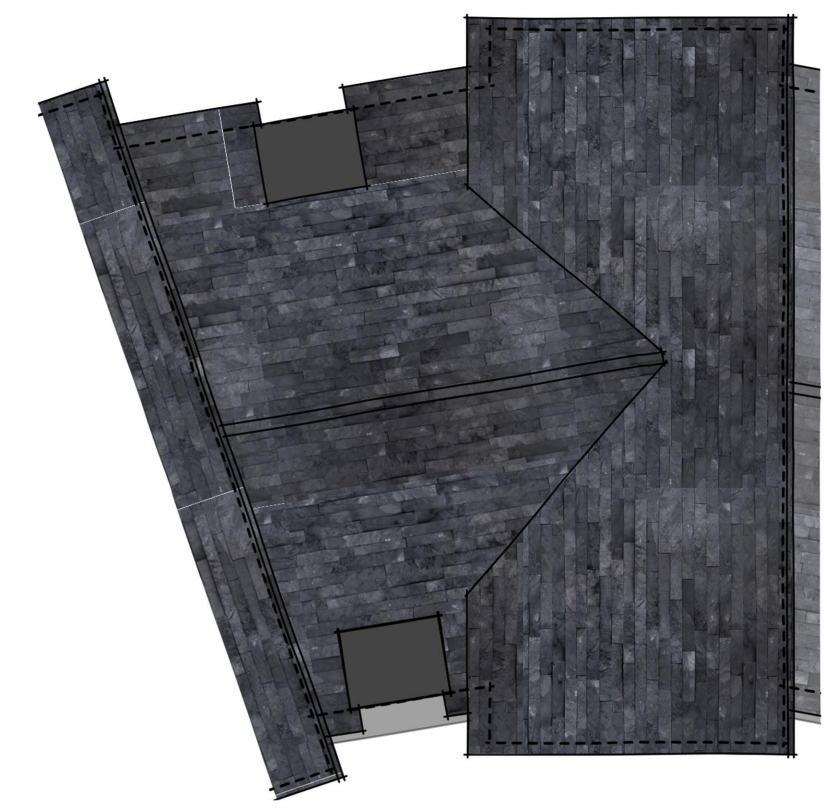
GROUND FLOOR PLAN



FIRST FLOOR PLAN

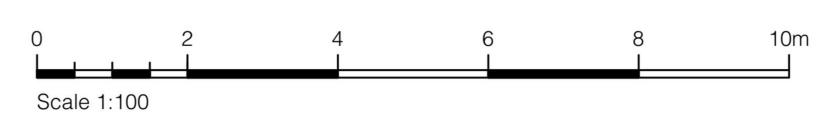


SECOND FLOOR PLAN



ROOF PLAN

HT-J. 4B 7P
PLOTS 7,8,9
143.4m² / 1544ft²

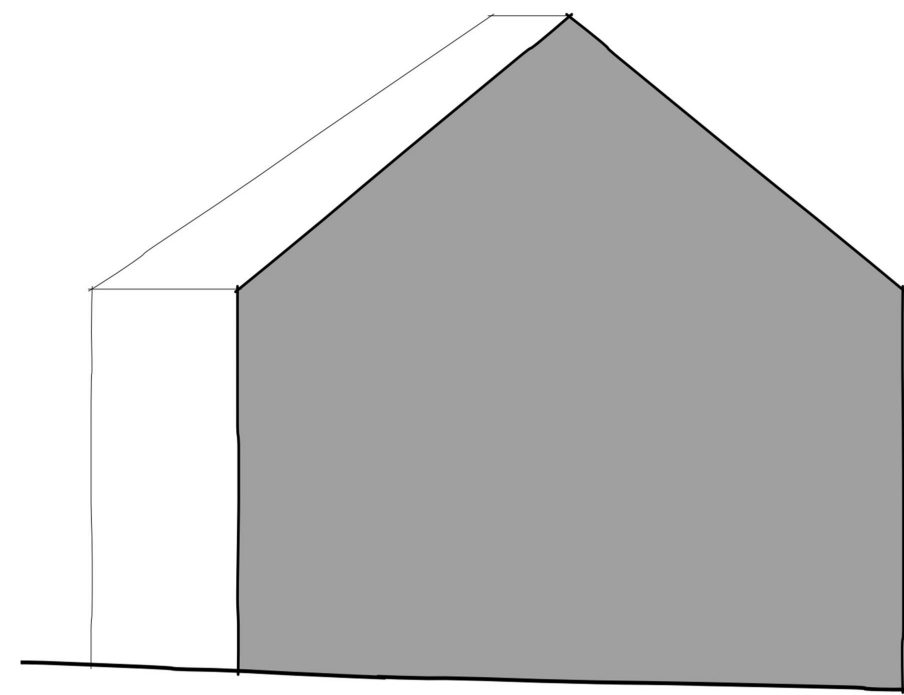


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Project: Beach's Drive,
Location: Roxwell

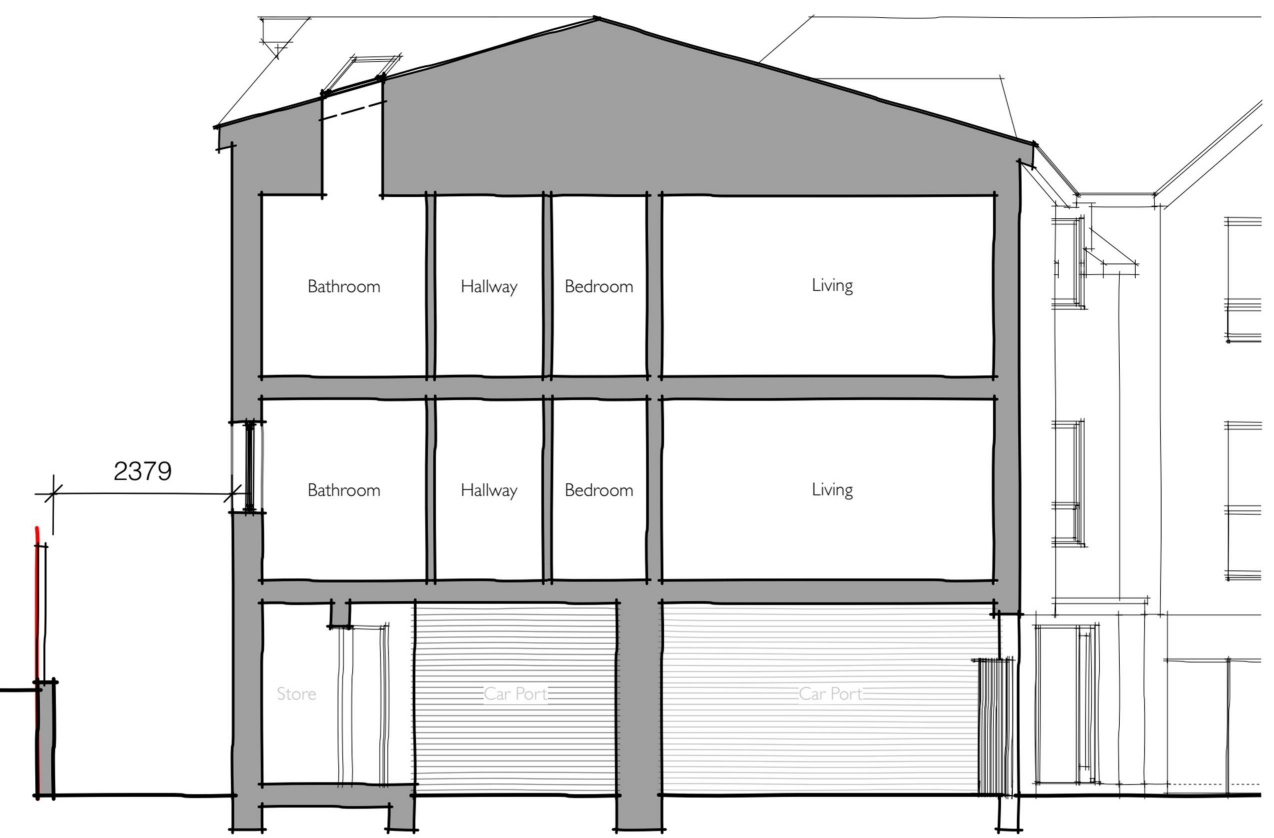
Drawing: House Type J
Scale: 1:100 @ A2
Drawn: CF

Status: Planning
Revision: A - 30/05/2023 - Materials amended
Number: 956-PL-12 A

The Mill - The Tye - East Hanningfield - Essex - CM3 8AE - mail@acanthusrha.co.uk - 01245400808
All dimensions are to be checked on site, drawing to read in conjunction with all contract documents. Any discrepancies should be reported to the contract administrator. Do not scale this drawing.



PART SITE SECTION



2379

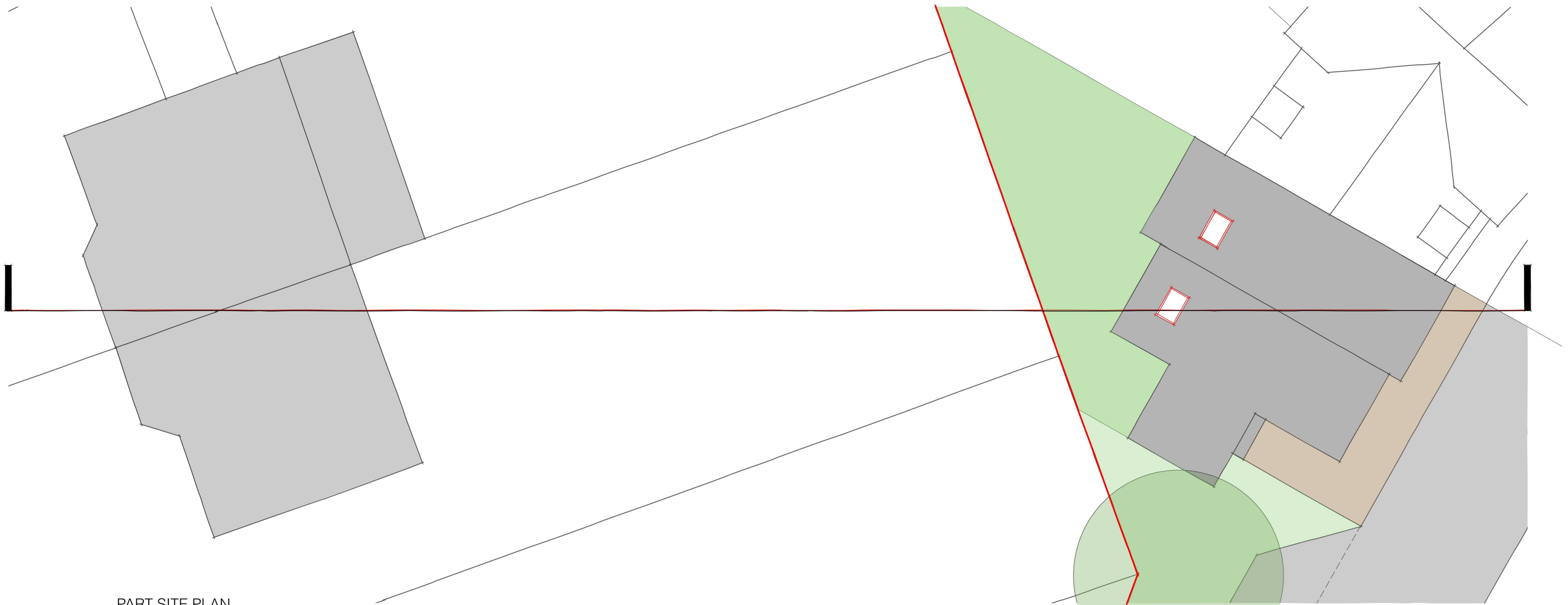
Bathroom Hallway Bedroom Living

Bathroom Hallway Bedroom Living

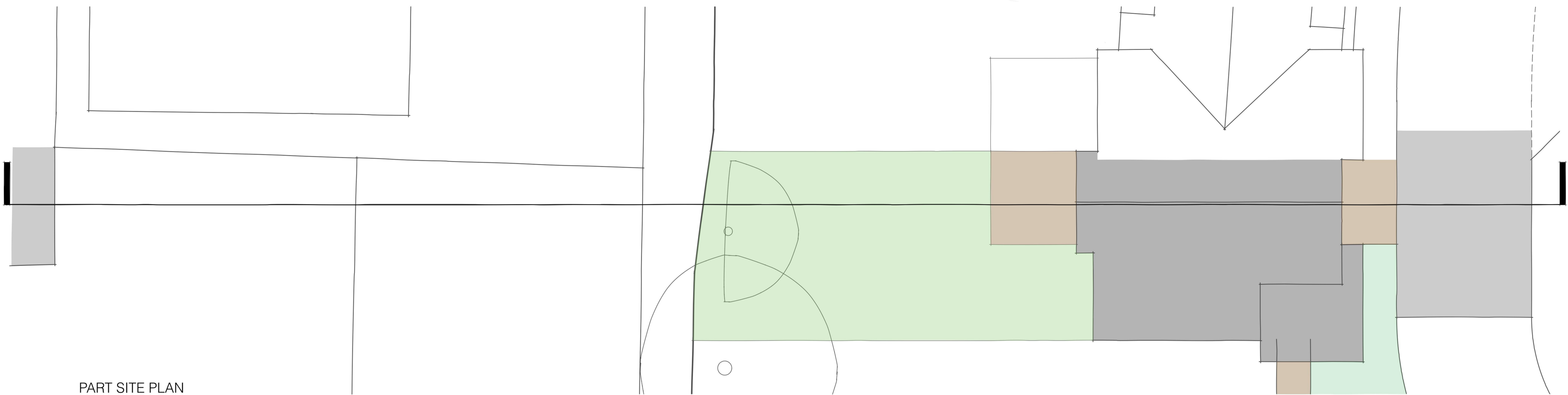
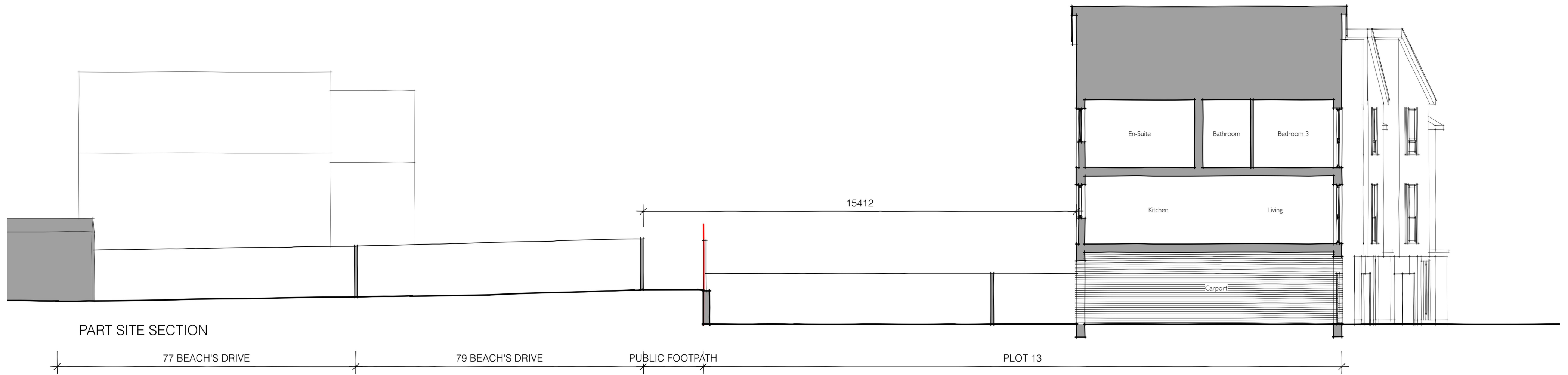
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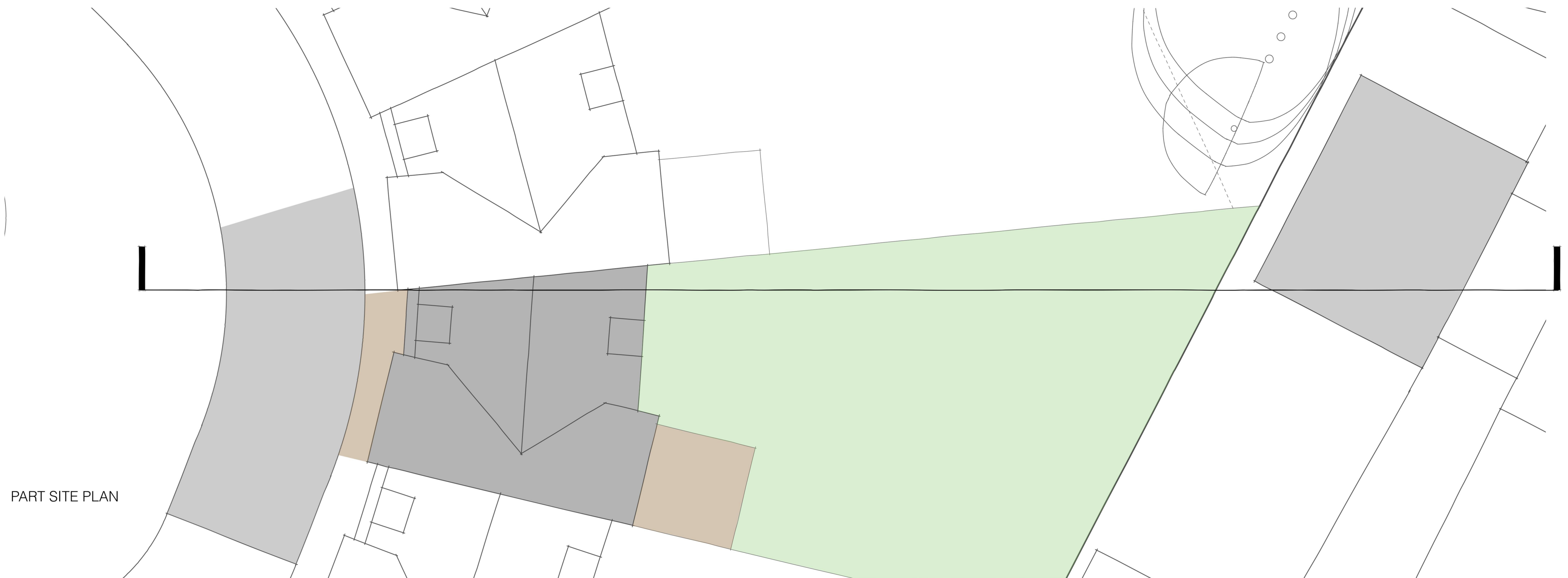
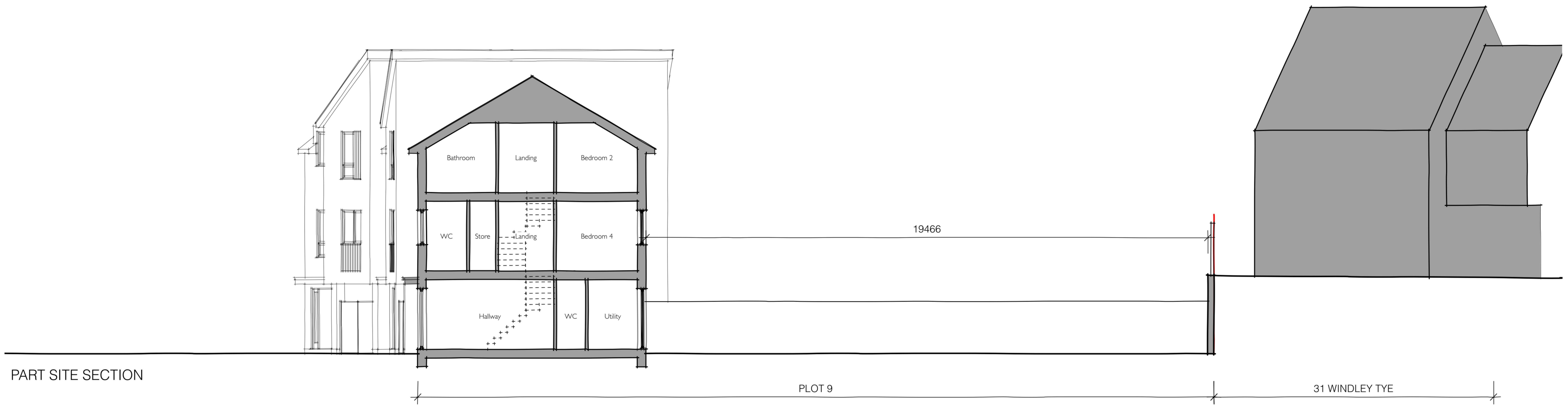
17 & 19 BEACH'S DRIVE

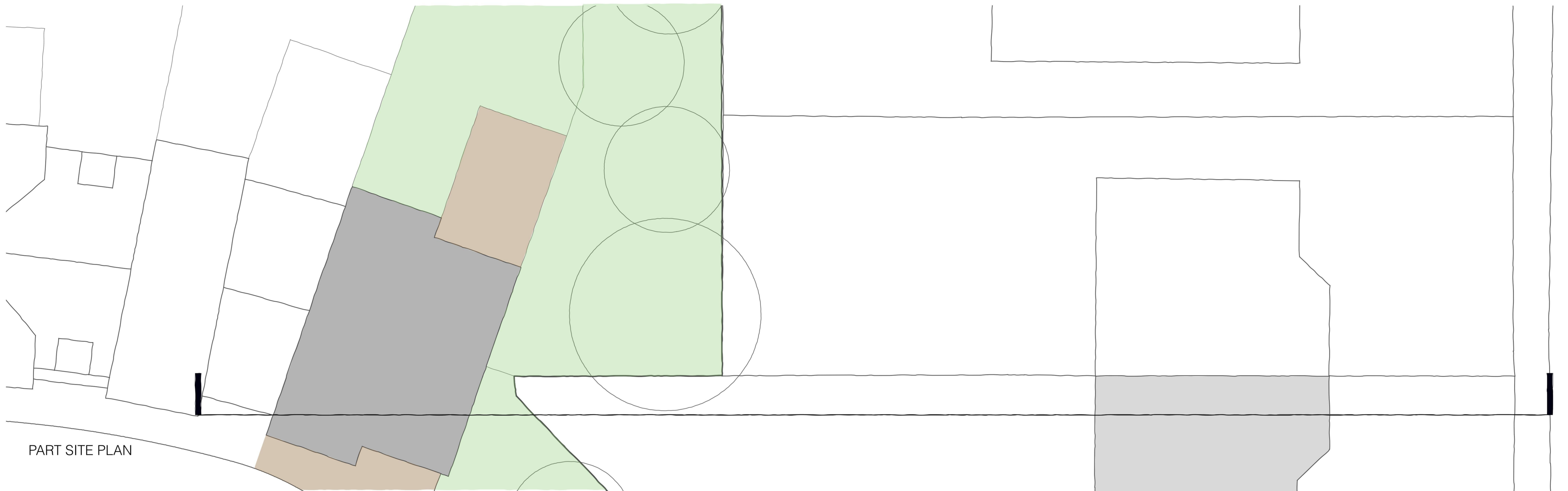
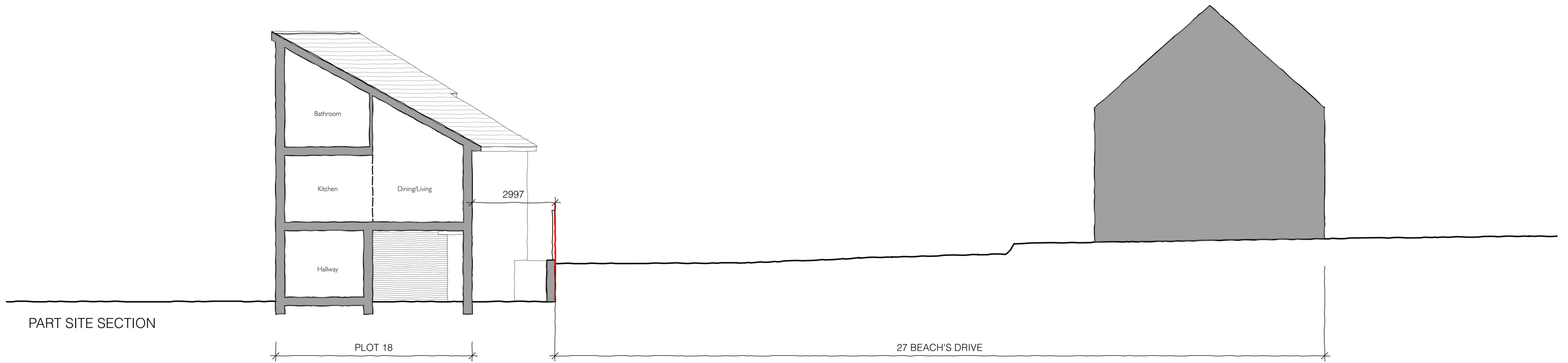
PLOTS 1 & 2

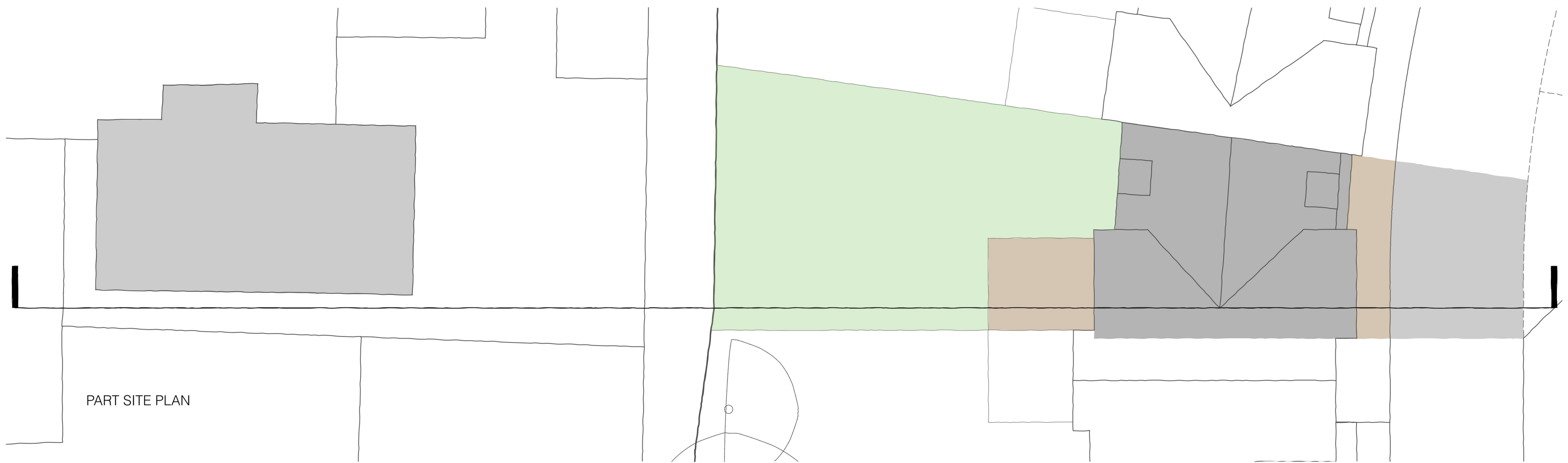
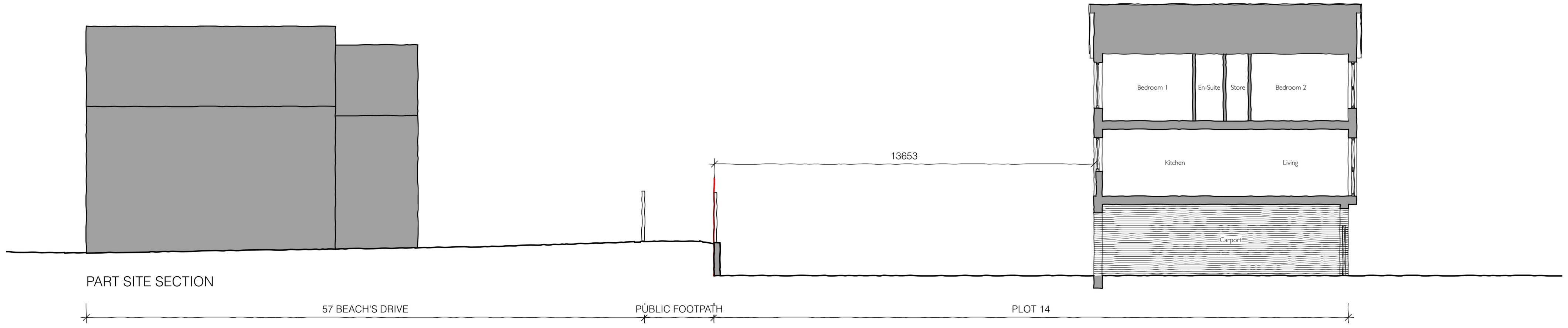


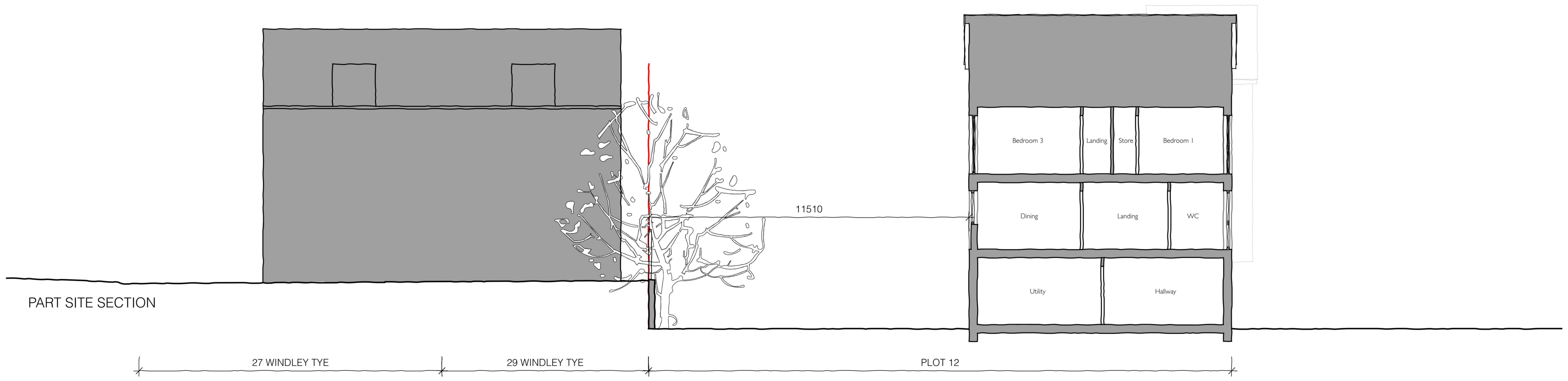
PART SITE PLAN



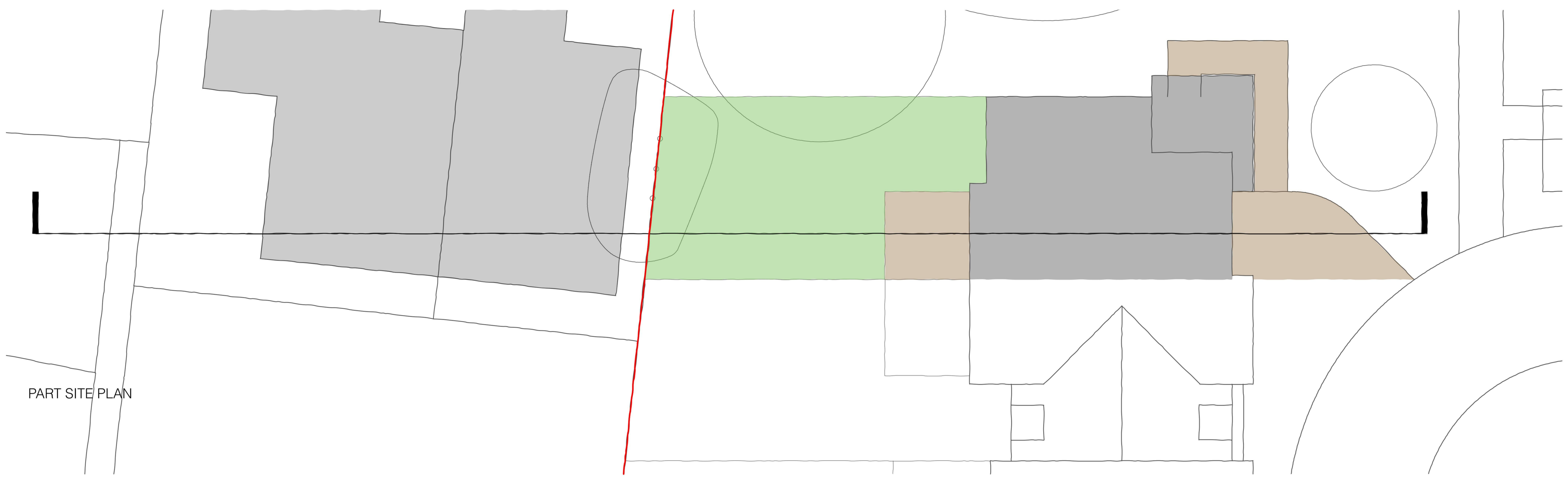




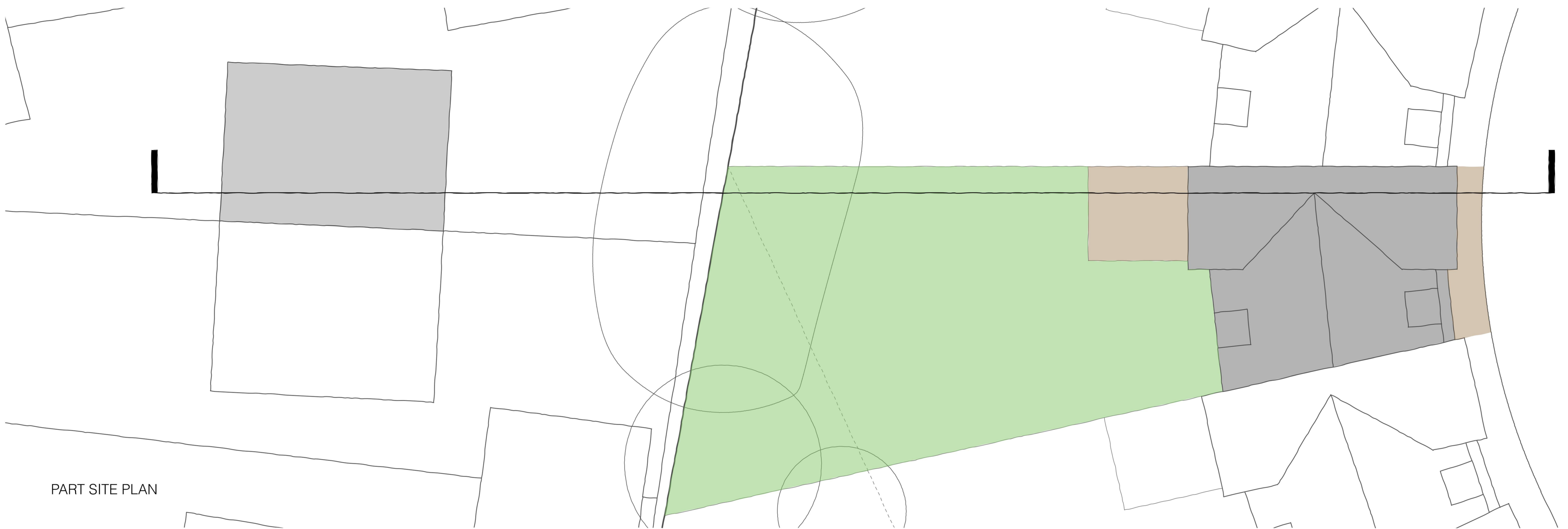
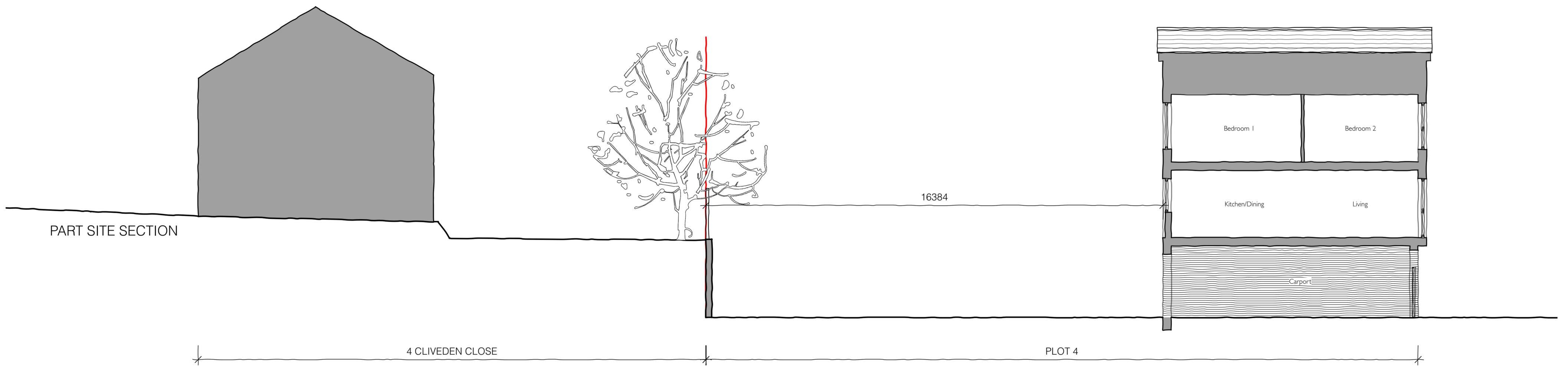




PART SITE SECTION

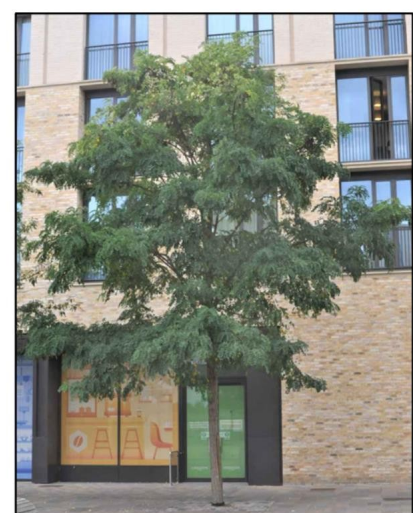


PART SITE PLAN



PART SITE PLAN

Trees



Gleditsia triacanthos 'Skyline'



Alnus glutinosa 'Imperialis'



Acer campestre (Field Maple)



Sorbus aucuparia 'Sheerwater Seedling'

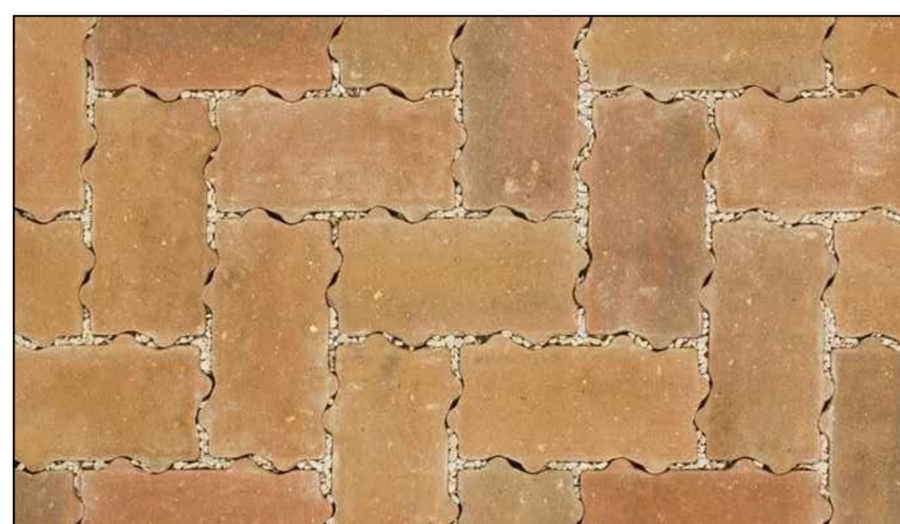


Lilac (Syringa reticulata 'Ivory Silk')



Corylus avellana (Hazel)

Hard Landscaping



Omega Flow in 'Autumn Gold' colour



Brett Omega Flow Block Paving in 'Charcoal' colour or similar approved.

Features



bradstone natural sandstone paving fossil buff



Chronos FSC Hardwood & Stainless Steel 90 degrees radial bench by Factory Furniture Ltd.



Legend

Paving / Surfacing

- 200 x 100 x 80mm PERMEABLE blocks in 'Autumn Gold' colour laid in 90 degree herringbone pattern with stretcher border to shared drives, parking courts and private driveways
- 200 x 100 x 80mm PERMEABLE blocks in 'Charcoal' colour laid in 90 degree herringbone pattern with stretcher border to shared drives, parking courts and private driveways
- Buff paving slabs in 'Natural' colour to front paths and rear patios
- Public paths in Buff coloured permeable macadam

Landscaping

- Amenity grass to be Emorsgate EM1 Flowering Lawn mix
- Proposed ornamental groundcover planting
- Low maintenance planted area at higher retained level
- Wildflower grassland (Emorsgate EM8 Seed Mix)
- Existing trees retained
- Proposed tree and code (see schedule)
- Specimen architectural accent evergreen shrub
- Proposed Low hedge (0.5m high)

Features

- 1.1m high handrail
- Existing retaining wall to be assessed by structural engineer, made good as necessary.
- Existing concrete block wall to be reduced in height, painted and retained
- Proposed brick garden wall 1.8m high
- Proposed close board fence 1.8m high
- Existing low wall to be capped and 1.1m high railings added above
- Existing concrete post and panel retaining fence (to be replaced)
- Gabion wall
- 6 inch square 600mm high chamfered top treated timber droppable lockable bollards. Timber to have 25 year in-ground life-span
- 1.8m dia tree grille. NOTE: Green - Blue Urban Rootspace pavement support system beneath to achieve 18m² root volume per Gleditsia tree
- Play Sculpture
- Chronos bench by Factory Furniture Ltd (Straight and 90 degree radial)
- Private foul water pumping station, control kiosk and 10.0 m cordon sanitaire.
- Surface water pumping station - peak flow: 1.0 l/s
CL: 25.35m aod
IL: 23.55m aod

L	Pumping stations amended	MLD	21.06.23
Issue	Revision	Initial	Date



9, The Street, Manuden, Bishop's Stortford, Herts CM23 1DD
email: matt@ml-landscapearchitecture.com
office: 01279 819195

Project
BEACH'S DRIVE

Client
S.J.T. DEVELOPMENTS

Title
LANDSCAPE MASTER PLAN

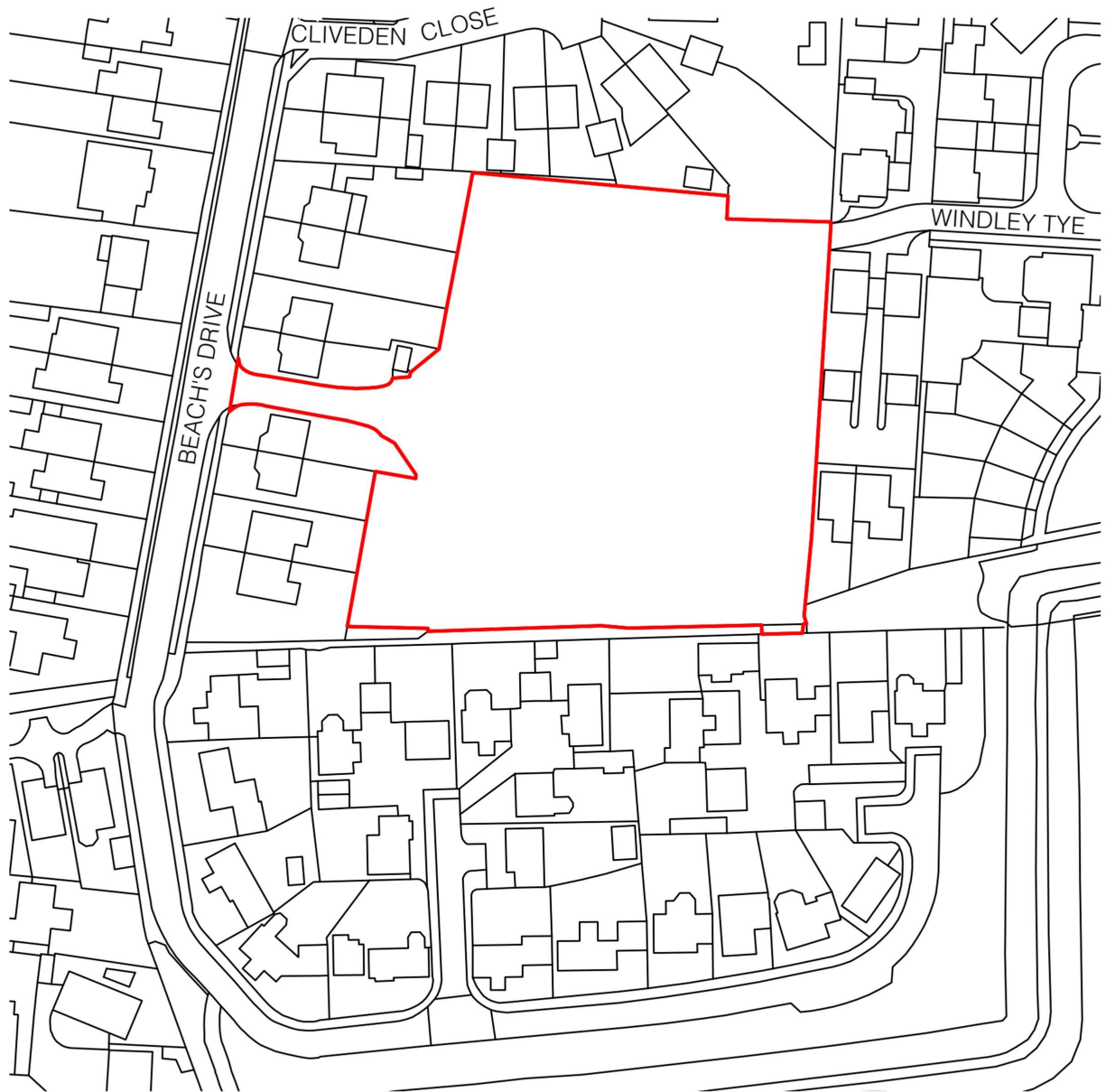
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Job No. PR226 Drawing No. PR226-01 Rev. L

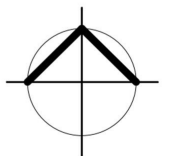
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TREE SCHEDULE - Beach's Drive

No	Code	Latin Name	Common Name	Girth	Height	Specification
2	Ac	Acer campestre	Field maple	14-16cm	4.25-6.0m	Extra Heavy Standard C.G. - Clear Stem to 2.1m
1	Al	Alnus glutinosa 'Imperialis'	Cut-leaved common alder	16-18cm	4.5-6.5m	Advanced Nursery Stock C.G.
3	Ca	Corylus avellana	Common hazel	-	1.5-1.8m	Feathered
3	GS	Gleditsia triacanthos 'Skyline'	Honey locust	16-18cm	4.5-6.5m	Advanced Nursery Stock C.G.
2	Sa	Sorbus aucuparia 'Sheerwater Seedling'	Rowan	14-16cm	4.25-6.0m	Extra Heavy Standard C.G.
2	Sr	Syringa reticulata 'Ivory Silk'	White flowering Lilac	-	1.5-1.8m	Feathered
Total	13					



Scale 1:1250



Acanthus
RHA

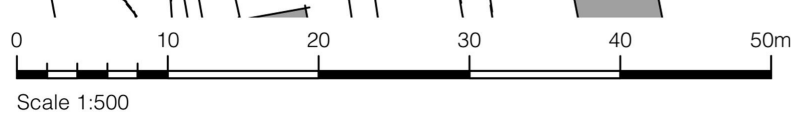
Client: SJT
Project: Beach's Drive,
Location: Roxwell

Drawing: Location Plan
Scale: 1:1250 @ A4
Drawn: MP

Status: Planning
Revision:
Number: 956-PL-01

The Mill - The Tye - East Hanningfield - Essex - CM3 8AE - mail@acanthusrha.co.uk - 01245400808

All dimensions are to be checked on site, drawing to read in conjunction with all contract documents. Any discrepancies should be reported to the contract administrator. Do not scale this drawing.



Client: SJT	Drawing: Site Layout	Status: Planning
Project: Beach's Drive,	Scale: 1:500 @ A3	Revision: B - 22/05/2023 - Gardens amended
Location: Roxwell	Drawn: MP	Number: 956-PL-03 B

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All dimensions are to be checked on site, drawing to read in conjunction with all contract documents. Any discrepancies should be reported to the contract administrator. Do not scale this drawing.