



Planning Committee
6th October 2026

Application No	:	26/00742/OUT Outline Application
Location	:	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex
Proposal	:	Outline application for the erection of two 4 bedroom detached dwellings. All matters reserved.
Applicant	:	Mr White
Agent	:	Mr Damian Lockley
Date Valid	:	19th June 2026

Appendices:

Appendix 1	Consultations
Appendix 2	Drawings

1. Executive summary

- 1.1. The application is for outline planning permission for the construction of two dwellings at the site, with all matters reserved.
- 1.2. This application has been called-in for committee decision by Councillor Paul Clark owing to a high level of local interest and objections from public consultation. A matter of particular reference is that previous applications for residential development on this site have been refused.
- 1.3. The application is for outline permission with all matters reserved. The principle of development is therefore the main focus of the application.
- 1.4. In summary, officers identify that the proposal is acceptable and based on the National Planning Policy Framework should be approved. Although the proposal does result in low-moderate harm to the character of the Rural Area, this harm is not considered to substantially outweigh the presumption in favour of sustainable development as set out in the National Planning Policy Framework. Officers recommend approval of the application.

2. Description of site

- 2.1. The application site is located to the south adjacent the Defined Settlement of Rettendon Common. The site area amounts to approximately 0.28 hectares, and is accessed via Old Bell Lane, which is unadopted highway. The existing site contains a small area of hard surfacing at its entrance, which extends beyond the driveway serving 17 Old Bell Lane.
- 2.2. The site is otherwise absent of development and is not constrained by the presence of tree preservation orders, fluvial flood risk, ecological habitat designation, heritage assets or setting, or other physical or designated constraints.
- 2.3. Whilst the land has no lawful planning use and is not confirmed as residential garden or curtilage which supports any adjoining dwellings, it appears to be neatly maintained as lawn mowed grass with fencing and vegetation to the west, north and east boundaries, and has paddock style timber fencing to the south site boundary. The topography of the land slopes gently from the north to the south.
- 2.4. A Public Right of Way (Footpath 11 Rettendon FP 11 229) runs adjacent the site to the east, and a Bridleway (Bridleway 15 Rettendon BR15 229) extends from Old Bell Lane to the west. Both paths join with another footpath (FP 12 229) at which point long range views of the site are visible from this footpath at approximately 350m distance to the south.

3. Details of the proposal

- 3.1. The proposal seeks permission for the construction of two residential dwellinghouses. Both properties would be four-bedroom properties. All matters are reserved; however, indicative elevations of the proposed dwellings have been provided (these are for illustration only and would not form part of the decision). The drawings indicate that the proposed buildings would be two storey of traditional form with pitch roofs.
- 3.2. The properties would have access from the east, utilising the existing shared driveway extending from Old Bell Lane which serves the group of dwellings Nos 17, 19, 21 and 23 Old Bell Lane.

3.3. The block plan indicates that the dwellings would be supported by private rear gardens, single storey cart lodges for parking provision to the side of the buildings and areas for bin storage.

4. Other relevant applications

4.1. 20/00089/FUL – Refused – Appeal Dismissed 1st April 2020

Erection of four semidetached two storey dwellings with private drive access and associated covered and open car parking.

4.2. 19/01013/FUL – Refused 29th August 2019

Construction of four semi-detached two storey dwellings with private drive access and associated covered and open car parking

5. Summary of consultations

- Rettendon Parish Council – Objection (with comments)
- Public Health & Protection Services – Recommendation for electric vehicle charging points and submission of details of heat pumps to be provided.
- Essex County Council Highways – Acceptable subject to recommended conditions to secure appropriate access, parking and cycle provision.
- Ramblers Association – Site is access via Bridleway 15 which should be maintained during construction phases.
- Local residents – 19 consultation responses received and are summarised as follows:
 - The proposal will take the total number of units to served by Old Bell Lane to 15 units, the site should be served via a Type F Minor Access for up to 25 units as per the Essex Design Guide and companion Highways Technical Manual.
 - No improvement to width, alignment or condition of Old Bell Lane is proposed.
 - The proposal will increase the number of vehicles along the Bridleway conflicting with vulnerable road users.
 - Urban encroachment into the Countryside, detrimental to the intrinsic character and beauty of the countryside
 - Concerns of Flood Risk undeclared in application form.
 - Overdevelopment, the cul-de-sac should remain quiet.
 - Concerns about bin collection, adding to collection point.
 - Concerns raised regarding noise generated from occupants of the dwellings.
 - Wildlife will be affected.
 - Noise from construction will disturb residents.
 - Construction vehicles will cause safety issues and damage road surface.
 - Deterioration of the road will cause financial burden on existing residents.
 - No street lighting on Old Bell Lane for safety.
 - Proposal will result in overlooking to neighbours.

6. Planning considerations

6.1. Chelmsford City Council is currently in the process of reviewing the Chelmsford Local Plan (2013-2036), which was adopted in May 2020. The Local Plan (2022-2041) was submitted to the Secretary of State on 5th June 2026 and will be the subject of an Independent Examination.

6.2. Policy DM4 (1) of the National Planning Policy Framework 2026 (NPPF) states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of compliance of the relevant policies in the emerging plan to the NPPF (2026). The consideration of this application therefore takes into account the policies of the emerging plan and attributes the appropriate weight to them in the decision making process, in accordance policy DM4.

6.3. The National Planning Policy Framework (NPPF) sets out the government's policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts. The NPPF was recently updated in August 2026 and replaces the previous National Planning Policy Framework published in December 2024.

Main Issues

The Principle of Development

6.4. NPPF Policy S3(1) states that decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b. *Outside settlements, policy S5 should be applied;* and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay

6.5. NPPF Policy S3(2) sets out that where a development proposal falls partly within and partly outside a settlement, Policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

6.6. The red line of the application site includes Old Bell Lane, which is private unadopted highway. This access is on land within the Defined Settlement boundary. The proposal does not seek any changes to Old Bell Lane. The red line site was revised during the lifetime of the application upon awareness of Old Bell Lane constituting a private highway, as the site is required to demonstrate its connection to public highway (East Hanningfield Road) to demonstrate how the site will be accessed. Notwithstanding this, the two dwellinghouses proposed are on a parcel of land which adjoins but is outside of the Defined Settlement Boundary.

6.7. NPPF Policy S5 is applicable to the development, as this Policy sets out the presumption in favour of sustainable development outside of settlements.

6.8. NPPF Policy S5(1) states "Only certain forms of development should be approved outside settlements, as set out in the following list (see paras 6.7 and 6.8). These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework".

6.9. As previously described in paragraph 2.3 of this report, the land has no planning status and is not designated or allocated for any purpose, it is undeveloped land forming part of the Rural Area. The site is not considered to meet the definition of previously developed land, nor would

development of the proposal constitute limited infilling within groups of houses. The proposal would not meet the exceptions listed under NPPF Policy S5(1) (a) – (i)..

- 6.10. NPPF Policy S5(1)(j) includes within this list, development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), providing the development would:
- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;
- 6.11. As per the Council's latest 5-year housing land supply position published in May 2026 which recorded a 4.74 year supply, the Council currently has an evidenced unmet housing need. NPPF Policy HO7 states in applying the policies of this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence.
- 6.12. The application site is immediately adjoining the existing Defined Settlement of Rettendon Common. The site is physically well-related to this existing settlement and therefore complies with Policy S5(1)(j) and is an acceptable form of development under the current circumstances.
- 6.13. At the local level, Strategic Policy S1 of the adopted Chelmsford Local Plan sets out the spatial principles which development should accord with. This includes locating development at well-connected and sustainable locations and respecting the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity and to focus development at the higher order settlements outside of the Green Belt and respect the existing development pattern and hierarchy of other settlements amongst other principles.
- 6.14. The adopted Local Plan is over 5 years old and as stated at paragraph 6.9 there is an evidenced unmet housing need. The National Planning Policy Framework since 2024 has applied an overriding presumption in favour of granting development based on evidenced need, such as evidenced housing need, and requires Local Plan policies that are out of date or which are not in line with the NPPF to be afforded materially less weight. On this basis, Strategic Policy S6 (Housing and employment requirements) is out of date and must be afforded materially limited weight. Strategic Policy S7 of the Local Plan which sets out the hierarchy for allocated development is also attributed limited weight as it constrains housing development in the face of evidenced unmet need. Strategic Policy S7 does however include an expectation for windfall sites, such as this, to contribute towards a reliable source of housing supply.
- 6.15. As set out in Strategic Policy S7 of the Chelmsford Local Plan, Rettendon Common is a small settlement outside of the Green Belt, at the lower end of the settlement hierarchy. Whilst development is to be focused primarily on the main urban areas and key service settlements outside of the Green Belt, windfall sites in suitable locations make an important contribution to meeting the Council's supply of homes. Rettendon Common, although a small settlement, is nevertheless an existing, designated settlement.
- 6.16. With regard to the emerging Local Plan submitted June 2026, although in general alignment with the principles of the National Planning Policy Framework, limited weight is attributed to emerging policies SPS6 and SPS7 based on the housing land supply status.

- 6.17. Rettendon does not have a Neighbourhood Plan but does have a Village Design Statement (hereafter 'VDS') (2011). The Rettendon VDS sets out that Rettendon Common has no large estates, as the dwellings within the area have been built up piece-meal along the South and East Hanningfield Roads and Chalk Street. The VDS describes the houses as a mixture of styles and designs ranging from early timber framed red brick houses to more modern infill developments. Few working farms have survived within Rettendon Common and the land surrounding the Common area is farmed by owners outside the Parish. This however does not inhibit the enjoyment of the countryside. The VDS charts an evolution of settlement which is in line with the application proposal.
- 6.18. The Village has a playing field to the west adjacent Main Road, and further south on Main Road there is an industrial site containing vehicle services, a gym, a restaurant and equestrian centre. To the northeast of the settlement is Perrywood Buckhatch nursery and café. These amenities and local services do not directly adjoin the Defined Settlement but are within approximately 550m of the settlement boundaries. Local schools and health services are located further afield, but there are bus stops on East Hanningfield Road (services 3 and 513) and Main Road (Services 8A, 13 and 13A) which run services at a range of times to locations such as Southend, Chelmsford and Wickford and less frequent services to locations such as Southchurch, Witham and Rayleigh.
- 6.19. The proposal is for 2 dwellings. The development is considered of a scale which is well related to the size of settlement and is geographically well related to the settlement's availability of existing infrastructure. The proposal complies with NNPPF Policy S5(1)(j).

Parking and Highway Safety

- 6.20. A number of concerns have been raised regarding the road infrastructure of Old Bell Lane, which is unadopted. The main concern from local residents is the use of the bridleway as a vehicular access to the new properties. The number of dwellings served by the Bridleway in recent years has increased and residents have advised that the condition of the surface of the Bridleway has deteriorated.
- 6.21. The Highway Authority have considered the proposal, which is for two houses, and raise no objection to the proposed development. Whilst the road has a poorer quality surface than adopted roads and is used as part of a Bridleway, the road is existing and already serves 13 properties. The scale of development for an additional two dwellings, and the level of vehicle and pedestrian activity arising from this is negligible and not so significant that the existing access infrastructure would be unable to support the proposal. The highway authority has raised no objection to the proposal in terms of its impact on the Bridleway or impact on users and the concerns raised in relation to highway safety are unsubstantiated.
- 6.22. Furthermore, as the application is for outline permission, further details of access and manoeuvring within the site and parking provision would be secured at reserved matters stage, but the indicative plans demonstrate the proposal can feasibly accommodate access and parking which meets or exceeds the Essex Parking Standards, and therefore concern regarding visitor overspill parking on the Bridleway as a result of the proposed properties is again unsubstantiated.
- 6.23. NPPF Policy TR3(1) directs development to be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.

- 6.24. The proposed development is for two properties and would not likely generate a significant amount of movement in the context of the area within which the site is situated. The development is located adjacent the Defined Settlement of Rettendon Common, which demonstrates the proposal is well connected to an existing settlement. There are local amenities within reasonable and safe walking distance of the site, and there would also be opportunity for prospective occupiers of the dwellings to utilise the existing bus services.
- 6.25. No changes to the junction from Old Bell Lane onto East Hanningfield Road are required for the proposal. The Highway Authority confirms no action required to this junction.
- 6.26. The site is for outline permission with all matters reserved. The principle of development in terms of access is acceptable; the development is locationally and functionally acceptable. Parking details would be considered at reserved matters stage, however, based off the information provided, the site is capable of accommodating the required off-street parking provision in compliance with Policy DM27 of the adopted Local Plan and the Essex Parking Standards.
- 6.27. If approved, such details would be secured through planning condition and at reserved matters stage.

Impact on Character of the Rural Area

- 6.28. The objective of Chapter 4 of the National Planning Policy Framework includes limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.
- 6.29. NPPF DP3(1) sets out the key principles for well-designed places. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
- 6.30. NPPF N2(1) relates to the Natural Environment, this Policy sets out that to contribute positively to the natural environment, and support nature's recovery, development proposals should (a) Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).
- 6.31. Part A of Policy DM8 of the adopted Chelmsford Local Plan is generally consistent with the new National Planning Policy Framework regarding its intention to protect the character of the countryside. The Policy sets out that planning permission will be granted for new buildings and structures in the Rural Area where the development will not adversely impact on the identified intrinsic character and beauty of the countryside and where the development falls within the prescribed list of development types. The prescribed list set out in Policy DM8 must now carry limited weight due to the status of Housing Land Supply and within the context of NPPF Policy S5(1)(j).

- 6.32. It is noted the application site retains the same baseline characteristics as previously considered for a past planning application and subsequent appeal (planning application reference 20/00089/FUL) it is also noted this appeal was dismissed for four houses on the site. An important aspect of the appeal was the impact of the proposed development on the intrinsic character and beauty of the countryside.
- 6.33. It is important to note that this previous appeal was considered against a previous version of the National Planning Policy Framework, and at that time the Chelmsford Local Plan had been newly adopted with policies in alignment with the NPPF as it then existed (pre NPPF 2024), and during such time the Council was meeting its required 5-year housing land supply.
- 6.34. Since this previous appeal, the national and local policy context relevant to the proposal has changed and there is now an unmet need for the supply of homes. Also, a material difference between the current proposal and the previous proposals and appeal, is that this proposal seeks a reduced number of dwellings. These are important contextual and content changes.
- 6.35. The Inspector for the aforementioned appeal described the site as essentially enclosed on three sides but open in terms of views into the site from the south. There are a number of public footpaths within close proximity to the site and the land immediately to the south is open fields. The Inspector found that this contributed to the open setting, and character of the area, on the edge of the settlement and that the site is part of the intrinsic character of the countryside. The Inspector also considered the site contributed to this character which comprises pockets of pasture and pony paddocks as a key characteristic, which although the site is not used as such, presents itself as.
- 6.36. The Inspector for that earlier appeal concluded that the previous proposal would bring two storey development and general domestication into the appeal site which would notably alter the character and appearance of what presents as a rural paddock, which is open with no buildings, on the edge of the settlement. The Inspector found this to be harmful in addition to in-policy conflict regarding the principle of sustainable development (weight given to the Spatial Strategy), and consequently the appeal was dismissed.
- 6.37. The site still maintains enclosure on three sides, and the site is not prominently visible from the PRowS to the east or west but is visible from long range views at the south.
- 6.38. The detailing of the proposal including form, scale and siting of the two dwellings would be considered as a reserved matter, however, notably this proposal is now for two properties instead of four and the proposed development would be viewed as an inset parcel against an existing urbanised context. The current proposal would represent a less intensive development of the site, together with reduced residential paraphernalia and improved spatial setting as a result of the lesser number of houses now proposed. To the west are dwellings which are on land which falls within the Defined Settlement Boundary which envelopes two sides of the application site. There is a defensible boundary to the east, capable of limiting further sprawl.
- 6.39. The lower density proposal for two properties on the land is more reflective of the local grain and transition between the edge of settlement and the countryside. Balancing this with the previous appeal assessment which concludes the site does provide some positive contribution to the character of the Rural Area, the conclusion must be that the proposal would introduce some harm to rural area character, albeit the harm would be more limited and the context of the site is relatively urbanised with the one open view path (from the south) only seeing this parcel of land in direct context with those urban attributes of the existing landscape. The harm is considered to be low-moderate in the context of this proposal.

- 6.40. The site is not designated as a protected landscape. The impact on the character of the Rural Area is afforded low-moderate weight, to be weighed in the planning balance.

Flood Risk

- 6.41. The site is located entirely within Flood Zone 1. Local concern has been raised that there is undeclared flood risk due to a watercourse to the northeast of the site. The site contains no surface water features and no immediate off-site water bodies. Surface water can accumulate along the footpath to the east and this may reach the application site, but this does not present severe flood risk nor a reason for refusal since any surface water flood risk could be addressed through design. The development is not at risk of river flooding and would not increase the risk of river flooding away from the site. The development is of a minor scale which means there is no requirement for sustainable urban drainage system. The development is required to undertake a standard 'building regulations led' approach to site drainage to deal with any site needs relating to surface water disposal.
- 6.42. The proposal and site area does not meet the threshold for major development for SuDS requirements as per Policy DM18 of the Local Plan. The application form states that soakaways would be used to manage surface water and details of drainage would be secured at reserved matters stage which is proportionate to the scale of development in accordance with NPPF Policy F8 and satisfies Policy DM18 of the Local Plan.

Design Specifications for New Dwellings

- 6.43. Policy DM26 of the Chelmsford Local Plan requires all new dwellings to comply with criteria in respect of achieving suitable privacy and living environment for residential occupiers, achieving sufficient private amenity space, meeting appropriate internal space and providing appropriate and well-designed recycling and waste storage.
- 6.44. Concern has been raised regarding refuse collection. Bins would be stored within the residential curtilage of the site, away from the road. Details of a refuse strategy for collection have not been provided as per the application documents; however, this can be secured at reserved matters stage.
- 6.45. The adjacent properties Nos. 17, 19, 20 and 21 are served by an existing type 3 turning point and this would enable Council refuse vehicles to collect from properties and return along the access in forward gear. The proposed properties would be sited close to this existing turning facility for a collection point or drag distance which aligns with the existing refuse arrangement for the existing dwellings, and which would not result in overspill of bins interfering with the Bridleway.
- 6.46. The site is for outline permission to establish the principle of development. Specific details regarding bin provision, garden boundaries, parking layout, landscaping and technical space standards, etc. would be assessed at reserved matter stage, however, indicative plans provide sufficient information which demonstrate that the proposal has the ability to satisfactorily accommodate two dwellings which meet the requirements of Policy DM26 of the Local Plan, and which meet the standards set out in Appendix B of the Local Plan.

Impact on Neighbour Amenity

- 6.47. Policy DM29 of the adopted Local Plan seeks to protect the work and living environment of neighbouring occupiers by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing. The policy also sets out that development shall not result in excessive noise, activity or vehicle movements.
- 6.48. The proposal is for minor development of two properties adjacent existing residential dwellings. The proposal would utilise the existing vehicle access which serves properties along Old Bell Lane. The level of vehicle movement and noise generated from two properties is of a negligible impact to this existing arrangement.
- 6.49. The supporting Design & Access Statement sets out that to assist achieving sustainable construction, the dwellings are intended to be provided with air source heat pumps and integrated photovoltaic panels. Public Health & Protection Services have acknowledged that air source heat pumps have potential to generate noise. No further details of air source heat pumps have been provided as part of the proposal, however, as the final layout, siting, and design of the properties are to be considered at reserved matters stage, it would be appropriate for details to be submitted at reserved matters stage. This can be secured through condition.
- 6.50. With regards to privacy and proximity to neighbours, a previous application (2019) was refused on grounds of overlooking to No. 11a Salforal Close which is located to the north of the site, however, the design of the properties and placement of windows facing this occupier were revised by a following submission (2020), and the impact of the proposal on neighbour amenity was considered acceptable. No issues were previously raised as to overshadowing or overbearing impacts.
- 6.51. No. 11a Salforal Close is a bungalow orientated with its front facing east, and its flank abutting the application site boundary. The indicative layout of the dwelling (plot 1) near to this neighbour would have a back-to flank relationship. Appendix B standards set out that the minimum back-to-flank relationship should be 12.5m and the minimum distance between a window serving an upper-floor habitable room and the side garden boundary of an adjacent property should be 15m (unless the privacy zone is otherwise protected).
- 6.52. The intervening boundary treatment comprises fencing and vegetation which provides screening from the site, affording the occupants of 11a privacy, however, the dwellings are indicated to be two storey and therefore at a distance of approximately 9.5m between the rear of the property Plot 1 and the boundary of No. 11a Salforal Close, could have potential for overlooking. The separation distance between the dwellings, given the boundary treatment and difference in land level whereby the topography slopes downward to the south means that the proposed dwellings would be less impactful in terms of their physical presence.
- 6.53. There is opportunity within the application site, due to its size, for Plot 1 to be re-sited to improve the boundary separation and orientation and factor into the design of the properties window placement which avoids overlooking. Design details such as this would be assessed at reserved matters stage since the design and siting information presented with this application is indicative only, but the proposal for the purpose of this application is capable of achieving an acceptable relationship with adjoining neighbours.

Ecology & Trees

- 6.54. The site contains modified grassland of low ecological value as identified in the Biodiversity Checklist and submitted Biodiversity Net Gain Metric. There are no protected trees within the

site, however, there is vegetation consisting of hedgerow and trees adjacent the north and east site boundaries.

- 6.55. It is not indicated that any of the trees or hedgerow would be removed as a result of the proposal, and provision for new landscaping as part of the development is indicated. A condition can secure provision of landscaping and protection of existing trees/vegetation along the boundaries of the site.
- 6.56. There are no signs of wildlife presence at the site in the main. The hedgerow is considered to be suitable habitat for nesting birds. However, the hedgerow is not indicated to be removed and a suitably worded condition would ensure any minor works (should they be necessary) to the hedgerow are to take place outside of bird nesting season. The submitted biodiversity checklist and self-assessment statement indicates that the site would not impact any protected species, and there are no bats present.
- 6.57. 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.
- 6.58. Strategic Policy S2 of the Chelmsford Local Plan recognises that new development will seek to mitigate and adapt to climate change. 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 trees per net new dwelling. 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.
- 6.59. Six new trees in addition to new hedgerow are shown to be planted within the site which satisfies the requirement.

Habitat Regulations

- 6.60. The site falls within the Zone of Influence of European designated sites scoped into the Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) and as the proposal seeks a new dwelling, it is likely to have an effect upon the interest features of Habitat sites [Blackwater Estuary SPA and Ramsar site, and Essex Estuaries SAC] through increased recreational pressure, when considered in-combination with other plans and projects.
- 6.61. Chelmsford Local Plan Policy DM16 states that developments that are likely to have an adverse impact (either individually or in combination with other developments) on European Designated Sites must satisfy the requirements of the Habitats Regulations, determine site specific impacts and avoid or mitigating against impacts where identified.
- 6.62. Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.
- 6.63. A RAMS financial contribution has been made to address the need for mitigation for the additional dwellings which would be created by the proposal. The development therefore

complies with Chelmsford Local Plan Policy DM16 and Chapter 19 of the National Planning Policy Framework.

Biodiversity Net Gain

- 6.64. The proposal is for market dwellings and is not exempt from national Biodiversity Net Gain requirements. The mandatory BNG condition therefore applies to the development.
- 6.65. Preliminary BNG documents accompany the application, and indicate the baseline biodiversity value of the site and the required 10% net gain will be delivered on site.
- 6.66. The gain would be secured through the appropriate condition and any subsequent legal agreement as may be necessary.

7. Planning Balance

- 7.1. National policy tells us that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Achieving development in a sustainable manner means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.
- 7.2. It is accepted that the current Local Plan is now 5 years old, meaning the evidence upon which housing and employment needs are assessed has to be refreshed with new evidence produced using the latest methodologies. This work is well underway and has identified a need to secure a substantial amount of new homes through the emerging Local Plan, and that at this time there remains an evidenced unmet housing need.
- 7.3. The proposed housing must be ascribed substantial positive weight in the planning balance in accordance with NPPF Policy HO7.
- 7.4. The proposal would result in a low-moderate harm to the intrinsic character and beauty of the countryside. The development would be seen within the context of existing residential development from long range views to the south and has a defensible boundary to the east.
- 7.5. The development is well related to an existing settlement which is a spatial approach to development supported by the National Planning Policy Framework. Acknowledging the size of settlement, this outcome is afforded moderate positive weight.
- 7.6. NPPF Policy S5(1) states "Only certain forms of development should be approved outside settlements" These should be approved, unless the benefits of doing so would be **substantially** outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework".
- 7.7. The proposed development is an appropriate form of development in accordance with NPPF Policy S5(1)(j) which the Policy sets out should be approved. When assessed against the National Planning Policy Framework, and policies of the adopted Local Plan weighted in terms of their compliance with the NPPF, the proposal does result in harm to the impact on the countryside however, this harm attracts low-moderate weight only. The location of the development in transport terms is well related to the existing settlement and is aligned with the NPPF objectives of directing development to existing areas of development. Taking these and all other

considerations together, the benefits of the proposal are not substantially outweighed by the adverse effects.

7.8. For the reasons given above and having regard to all other matters raised it is recommended that the committee approve the application.

8. Community Infrastructure Levy (CIL)

8.1. This application is CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall take place no later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason:

In order to comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

Application for approval of the reserved matters shall be made to the local planning authority no later than 3 years from the date of this permission.

Reason:

In order to comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 3

Details of the access, appearance, landscaping, layout, and scale shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason:

The particulars submitted are insufficient for consideration of the details mentioned.

Condition 4

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 5

The reserved matters shall confirm details of existing and proposed land levels, boundary treatments and materials samples to be used in the construction of the development. The details shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason:

WEB
03FCOM

The particulars submitted are insufficient for consideration of the details mentioned.

Condition 6

The development shall not be occupied until confirmation of connection to public sewer or alternatively details of an acceptable site-based foul sewage system have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the development has suitable means of foul water disposal in accordance with Policy DM18 of the Chelmsford Local Plan.

Condition 7

- i. The reserved matters shall confirm adequate parking for motorised vehicles in accordance with Essex Planning Officers Association Parking Guidance Part 1 (otherwise referred to as Essex Parking Guidance Part 1) dated September 2024.
- ii. The dwellings shall not be occupied until parking space(s) have been laid out in compliance with details approved in accordance with i. above.
- iii. Parking spaces shall thereafter be retained in accordance with approved details for use in association with the residential use of the site 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 8

The reserved matters shall confirm details of electric vehicle charging points to serve the new dwellings in accordance with Policy DM25 of the Chelmsford Local Plan (2020), to be approved in writing by the local planning authority. Electric vehicle charging points shall be installed as approved prior to first occupation of the new dwellings.

Reason:

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

Condition 9

The 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 10

The reserved matters shall provide details of the facilities for the storage of refuse and recyclable materials, to be approved in writing by the local planning authority. The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.

Reason:

WEB
03FCOM

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory in accordance with Policy DM23 and DM26 of the Chelmsford Local Plan.

Condition 11

The reserved matters shall confirm details of both hard and soft landscape works, to be approved in writing by the local planning authority. The 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, other hard landscape features and materials;
- b) existing trees, hedges or other soft features to be retained;
- c) planting plans including specifications of species, sizes, planting centres, number and percentage mix;
- d) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- e) Details of the planting of 3 trees per net new dwelling within the site;
- f) Management details and a five year maintenance plan.

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 and to ensure that three additional trees are planted in response to the Council declaring a Climate and Ecological Emergency and Strategic Policy S2 of the Chelmsford Local Plan which recognises that new development will seek to mitigate and adapt to climate change.

Condition 12

The dwellings hereby approved shall not 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 13

Prior to the commencement of development, a Precautionary Method Statement for construction works in relation to birds and bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Precautionary Method Statement.

Reason:

In order to safeguard protected species on site in accordance with Policy DM16 of the Chelmsford Local Plan

Condition 14

No external lighting shall be installed at the site until such time as a lighting strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify areas/features on the site that are sensitive to birds and/or bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important territory routes used to access key areas of their territory, for example, foraging; and

b) show how and where the external lighting will be installed so that it can be clearly demonstrated that areas lit will not disturb or prevent the above species using their territory or having access to their breeding sites or resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No additional external lighting shall be installed without prior written approval from the local planning authority.

Reason:

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

Condition 15

An application for approval of reserved matters which includes "layout" shall include a final written Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as applied in the area in which the site is situated at the relevant time.

The development hereby permitted shall be carried out in complete accordance with the Biodiversity Gain 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 16

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.

Condition 17

Prior to their installation, details of air source heat pumps including their location and noise levels shall be submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

Reason:

The particulars submitted are insufficient for consideration of the details mentioned.

WEB
03FCOM

Condition 18

No trees or hedges within the site 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 or hedge is removed, uprooted, destroyed or dies prior to commencement of development or within a period of 5 years following commencement another tree or hedge 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 and hedges which are of amenity value and add character to the development in accordance with Policy DM17 and Policy DM23 of the Chelmsford Local Plan.

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.

Notes to applicant

The public right and ease of passage over public bridleway no.15 (Rettendon Parish 229) shall be maintained free and unobstructed at all times.

Background Papers

Case File

Plans to be listed on any Decision Notice:

- 26-106-AS-3/C
- 26-106-AS-4
- 26-106-AS-1
- 26-106-AS-2
- Pre & Post Development Plans
- Design and Access Statement
- Biodiversity Statement
- Biodiversity Gain Plan
- Habitat Information
- Site Photos

Appendix 2 – Consultations

Rettendon Parish Council

Comments
29.07.2026 Rettendon Parish Council strongly objects to this planning application. The site is located within designated open countryside, where development should be strictly controlled. The Council also notes that proposals for development at, or close to, this location have previously been refused by the Planning Inspectorate, and considers that the reasons for those earlier decisions remain relevant. The proposed development would result in an unacceptable impact upon the rural character of the area, existing infrastructure and the amenities of neighbouring residents, including a significant loss of privacy. The proposed access is particularly concerning. It would be situated on or adjacent to a bridleway and close to a blind corner, creating a potential conflict between vehicles, pedestrians, cyclists and horse riders. The route has no dedicated pedestrian provision, no street lighting and is not adopted or maintained by the Highway Authority. The Council is concerned that the development would generate additional vehicle movements on a route that is unsuitable to accommodate increased traffic, potentially worsening existing congestion and highway safety risks. The Council also notes that no assessment or consultation response from the Highway Authority appears to have been provided. The application should not be determined until the Highway Authority has fully

WEB
03FCOM

assessed the suitability and safety of the proposed access, the impact on the bridleway and the capacity of the surrounding road network.

For these reasons, Rettendon Parish Council strongly objects and recommends that planning permission is refused.

Public Health & Protection Services

Comments

01.09.2026 - No further PH&PS comments. The previous comments still stand.

07.07.2026 - 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 not allocated).

Air source heat pumps have the potential to cause noise disturbance to nearby residents. The applicant should submit details and specification of this plant for approval.

Essex County Council Highways

Comments

02.09.2026

The comments of 16.7.26 remain applicable.

16.07.2026

Old Bell Lane is a private road, that accommodates within its width alignment Bridleway no.15 (Rettendon Parish 229) for the first 132 metres. Bridleway no. 15 then continues south.

At 125 metres south from the East Hanningfield Road junction Old Bell Lane, the 2no. dwelling development site to the east is located at the end of the private drive between no.15 and no.19 to the east:

A new 5.5-metre-wide private drive connecting to the end of the existing driveway will serve the two new dwellings;

The new driveway incorporates 8-metre square domestic turning area at the end of the driveway to the east.

The development provides 8no. parking spaces where; each plot is provided with 4no. parking spaces comprising of a 2no. space cart lodge with 2no. parking spaces to the front:

The development would be provided with off-street parking in accordance with the Parking Standards.

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

- Construction management

- Bridleway to remain clear
- Construction of access to individual properties
- Construction of 8x8m turning facility
- Parking provision
- Cycle parking provision

Informative:

- Highway works need approval – contact information

Ramblers Association

Comments

02.09.2026 - Comments dated 22 July 2026 still apply.

22.07.2026

The proposed site is served and accessed via Bridleway 15 - Rettendon.

This PRoW should be maintained in use during the construction stages, which also serves a number of properties.

Footpath 11 - Rettendon runs to the East of the site but does not appear to be affected by the proposal.

Both these PRoW should be indicated on the site/block plans.

Local Residents

Comments

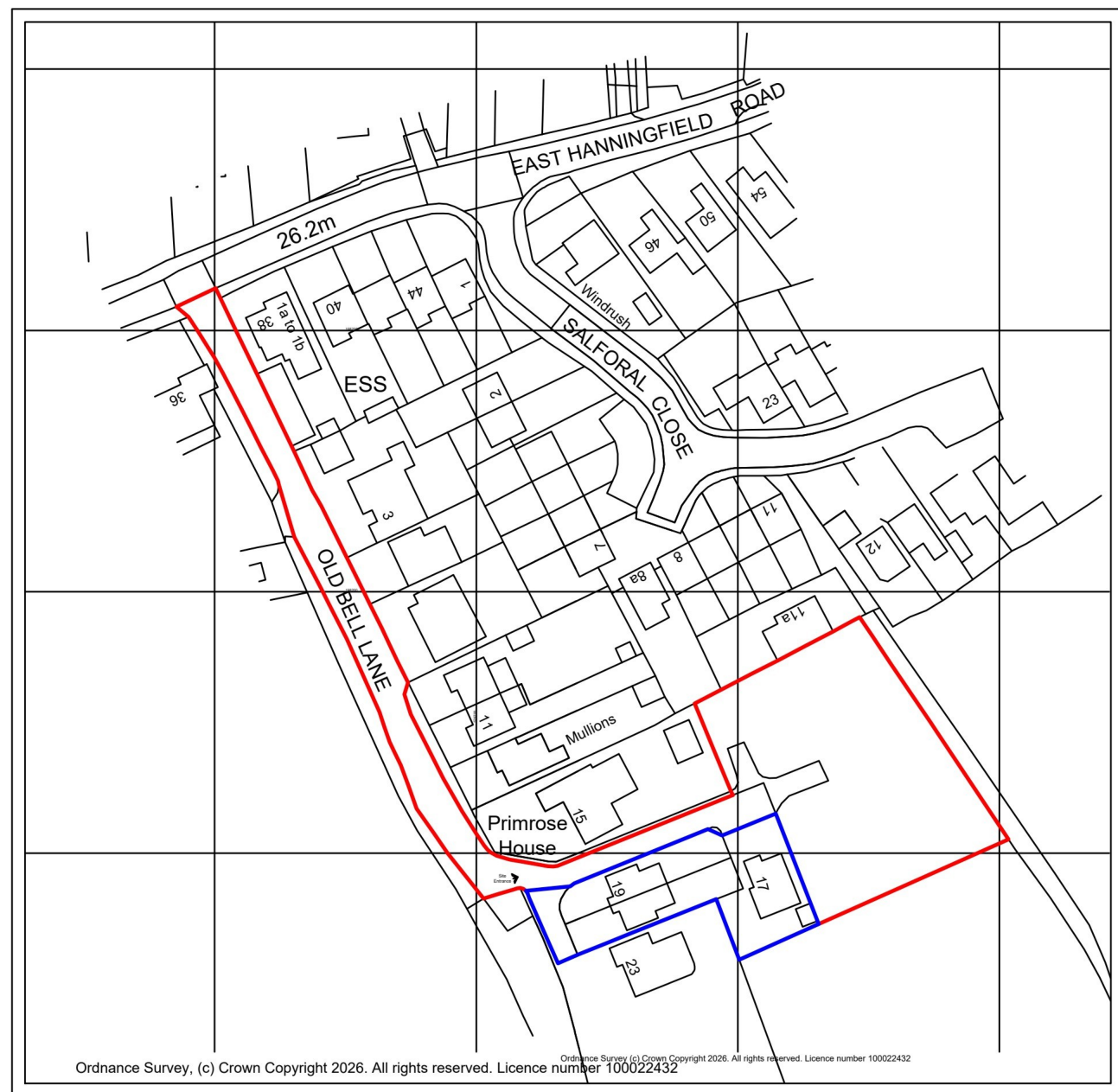
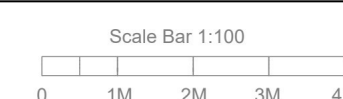
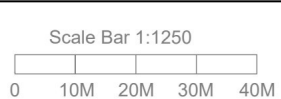
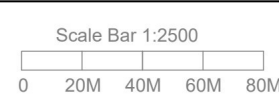
Representations received from 15 individuals, and 2 external letters on behalf of individuals raising the following:

- **Principle of development:** The site lies outside the settlement boundary in the Rural Area and similar proposals have previously been refused and dismissed at appeal.
- **Countryside impact:** The development would urbanise open countryside, causing harm to rural character, openness and landscape views.
- **Highway safety:** Concerns that visibility at the Old Bell Lane/East Hanningfield Road junction is inadequate and additional traffic would increase safety risks and create conflict with walkers, cyclists and horse riders..
- **Access arrangements:** Old Bell Lane is a narrow, private, unmade lane and objectors consider it

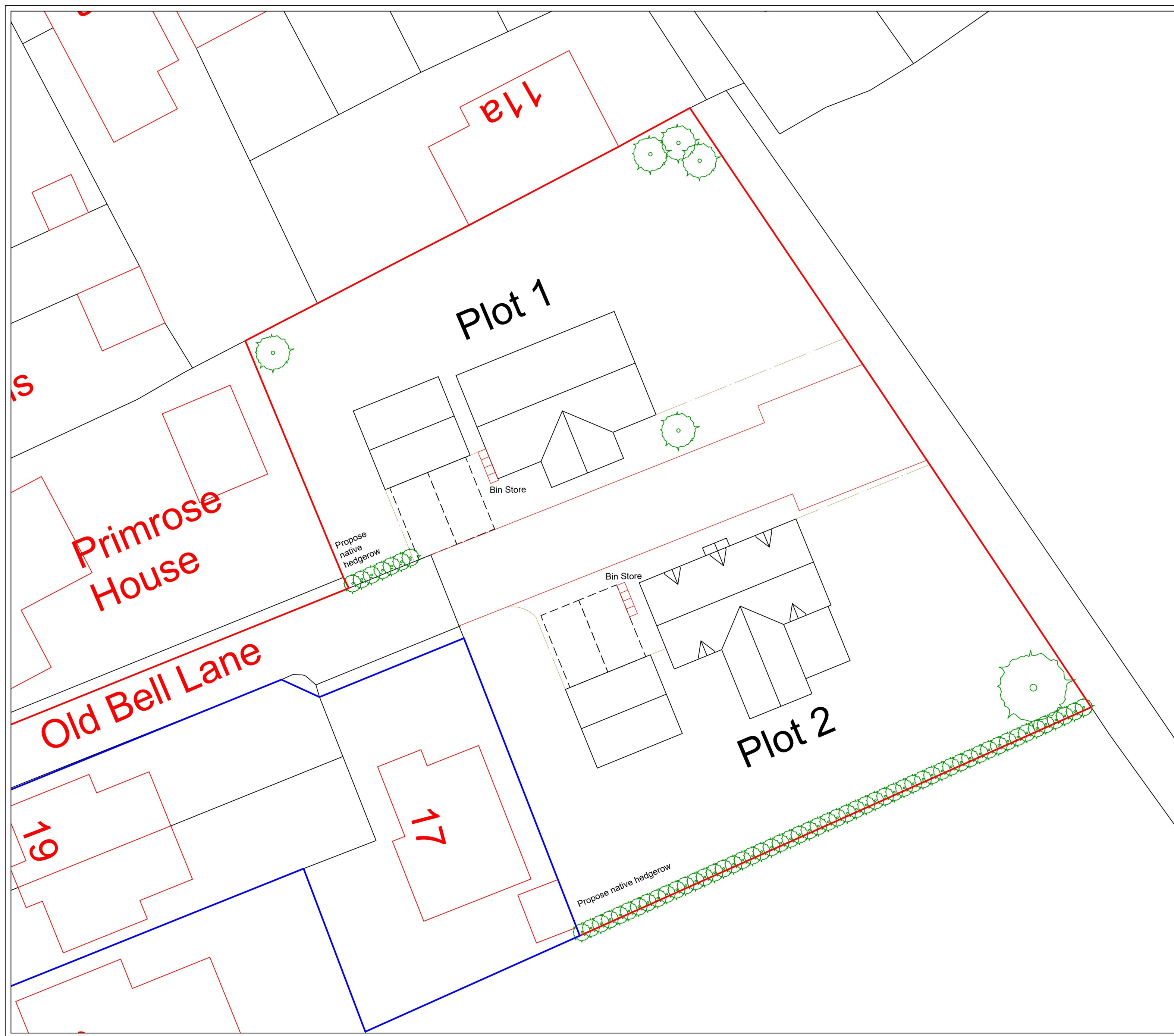
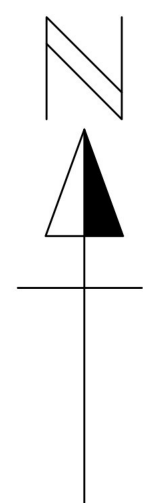
unsuitable for additional development and potentially contrary to Essex Design Guide standards.

- **Private road maintenance:** Residents maintain Old Bell Lane at their own expense and are concerned about increased wear and repair costs.
- **Parking and servicing:** Concerns over parking pressure, refuse collection arrangements and delivery vehicle access.
- **Residential amenity:** Objections refer to loss of privacy, noise, disturbance and reduced tranquillity for neighbouring residents.
- **Sustainability:** The site is considered an unsustainable location due to limited local services and infrequent public transport.
- **Other matters:** Concerns were also raised regarding wildlife, flood risk, construction impacts and overdevelopment

It is recommended that clients and builders use a JCT small works contract. Note that building control can change details on site so that the build conforms to the building regulations. These notes are general purpose construction notes for building regulation approval and are in no way detailed to specification standard. The clients attention is drawn to the Party Wall Act 1996 with regards to works taking place near adjoining owners land and buildings. It is the Building owners responsibility that the act is complied with. This plan should not be scaled and careful check measurements should be made on site by the contractor with any major discrepancies being reported to the client or his building surveyor before the start of works. Any changes in the design are at the clients and contractor own risk. Oswick Ltd holds no responsibility for any mis-measurements on site as these should be checked before the start of works by the contractor or in the case of any changes in design.



EXISTING SITE LOCATION PLAN



EXISTING & PROPOSED SITE BLOCK PLAN

Oswicks Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT



Tel: 01787 477559
Email: info@oswick.co.uk
Web: www.oswick.co.uk

CLIENT NAME :- MR WHITE
SITE ADDRESS :- PLOT ADJ OLD BELL LANE, EAST HANNINGFIELD ROAD, RETTENDON
COMMON, CM3 8EH

PLAN TYPE :- PP
START DATE :- 21-05-2026
DRAWN BY :- GE

PAPER SIZE :- A1
REVISION :- C
UPDATED :- 25-08-2026

NOTE :- BUILDING REGULATION PLANS SHOULD BE READ
IN CONJUNCTION WITH THE GENERAL SPECIFICATION IF PROVIDED

PLAN TYPE :- SURVEYED AS EXISTING, PROPOSED 4 BEDROOM DWELLINGS
PROJECT TYPE :- PROPOSED 4 BEDROOM DWELLINGS
DETAIL SHOWN :- SITE PLANS

PLAN No. :- 26-106-AS-3

It is recommended that clients and builders use a JCT small works contract. Note that building control can change details on site so that the build conforms to the building regulations. These notes are general purpose construction notes for building regulation approval and are in no way detailed to specification standard. The clients attention is drawn to the Party Wall Act 1996 with regards to works taking place near adjoining owners land and buildings. It is the Building owners responsibility that the act is complied with. This plan should not be scaled and careful check measurements should be made on site by the contractor with any major discrepancies being reported to the client or his building surveyor before the start of works. Any changes in the design are at the clients and contractor own risk. Oswick Ltd holds no responsibility for any mis-measurements on site as these should be checked before the start of works by the contractor or in the case of any changes in design.

Scale Bar 1:2500
0 20M 40M 60M 80M

Scale Bar 1:1250
0 10M 20M 30M 40M

Scale Bar 1:500
0 5M 10M 15M 20M

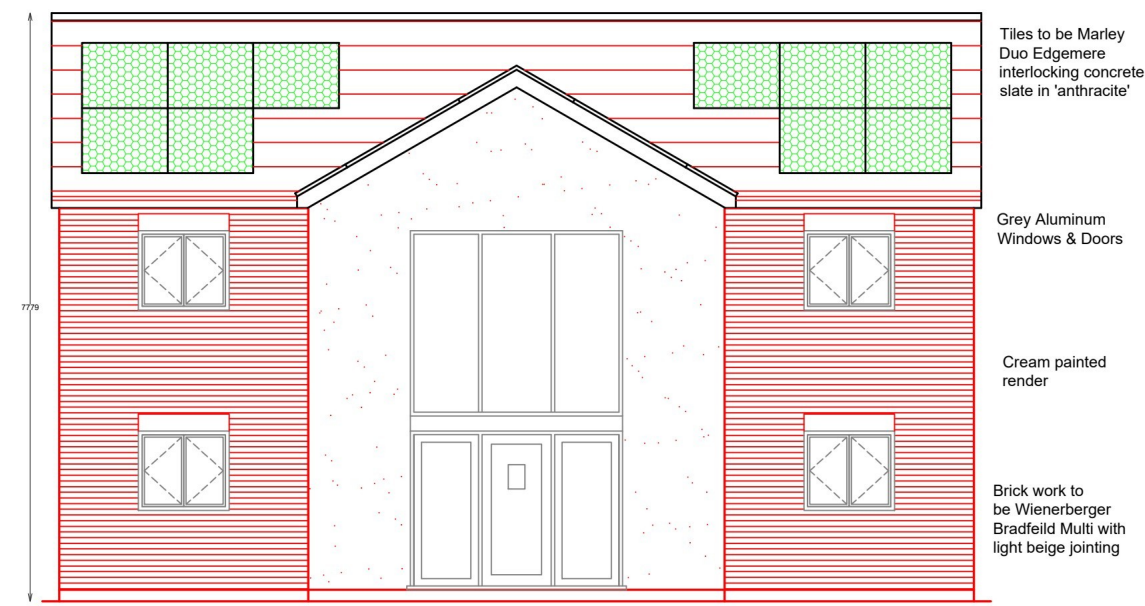
Scale Bar 1:200
0 2M 4M 6M 8M

Scale Bar 1:100
0 1M 2M 3M 4M

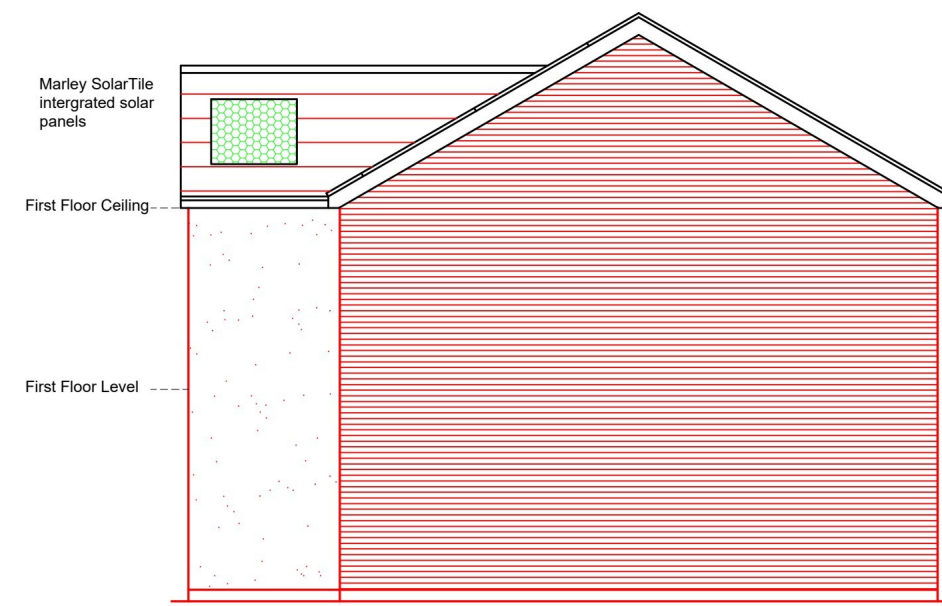
Scale Bar 1:50
0 1M 2M

Scale Bar 1:20
0 500mm 1000mm

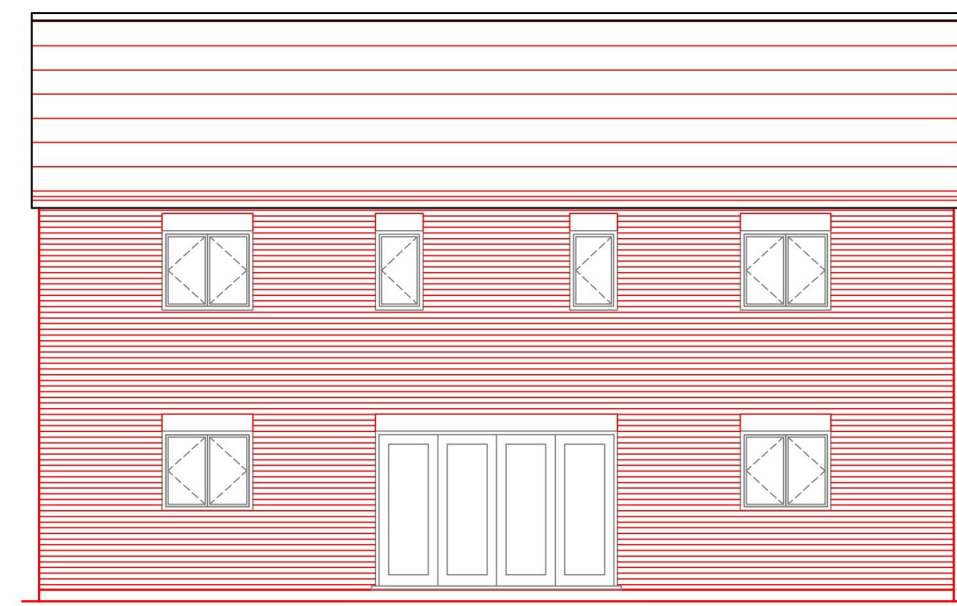
Scale Bar 1:5
0 100mm 200mm



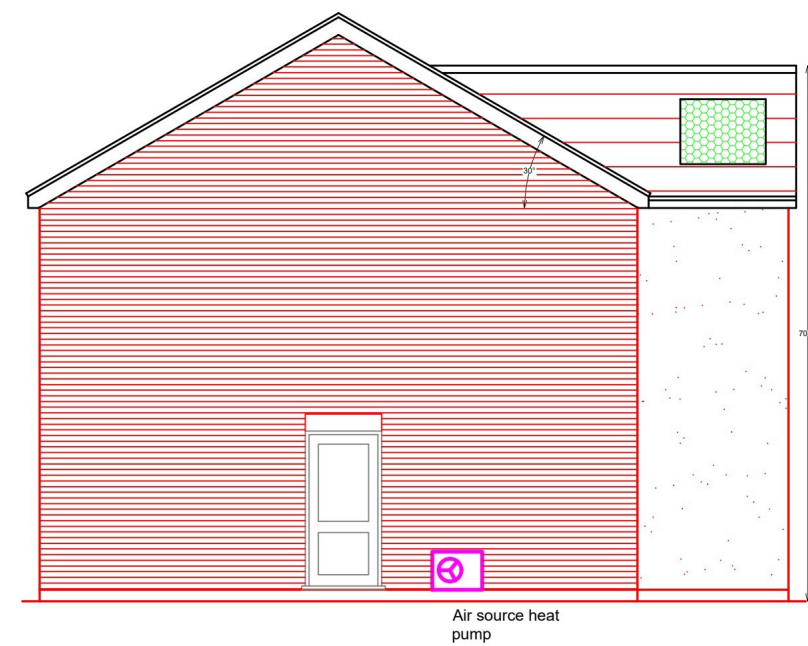
PROPOSED SOUTH / EAST ELEVATION



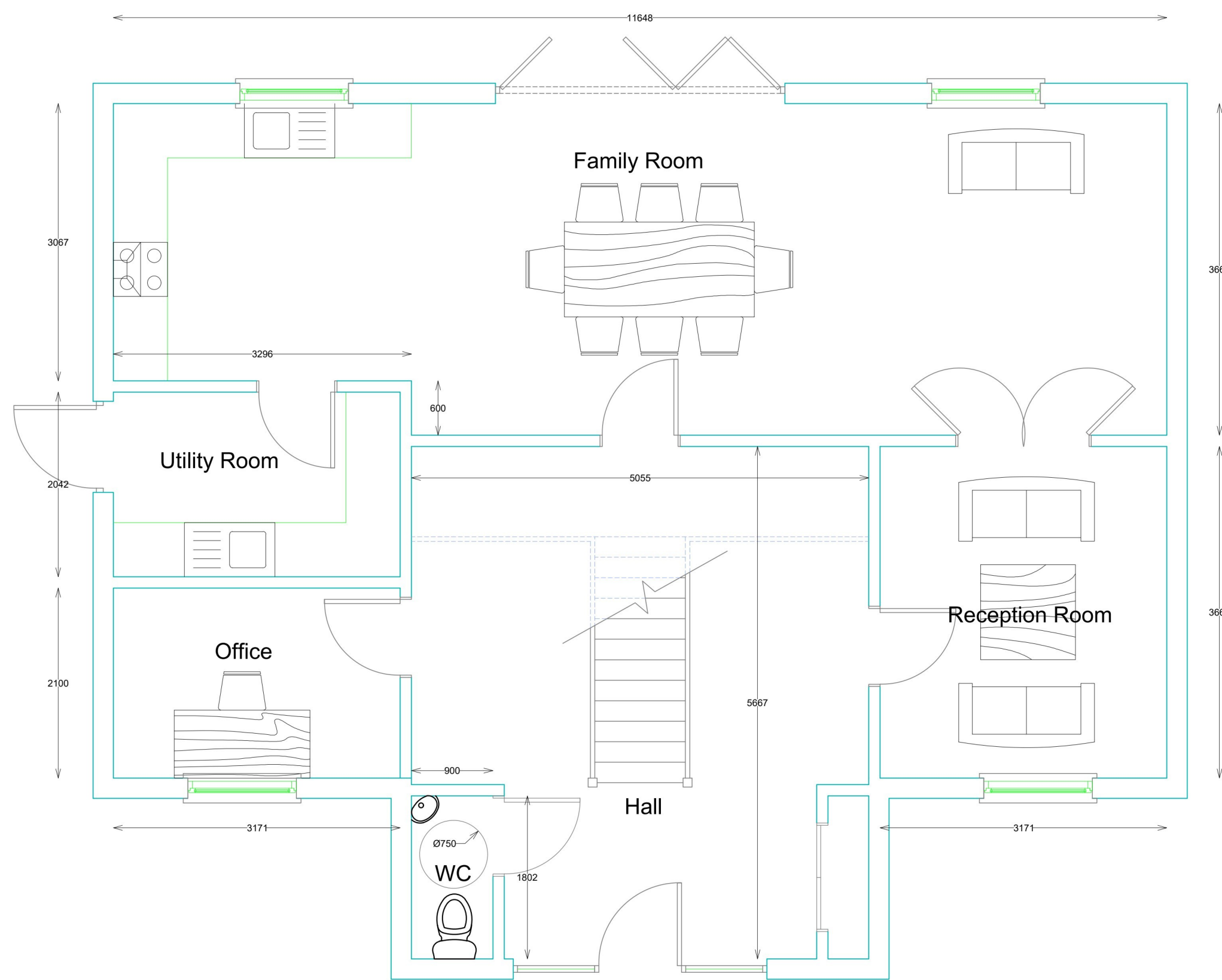
PROPOSED NORTH / EAST ELEVATION



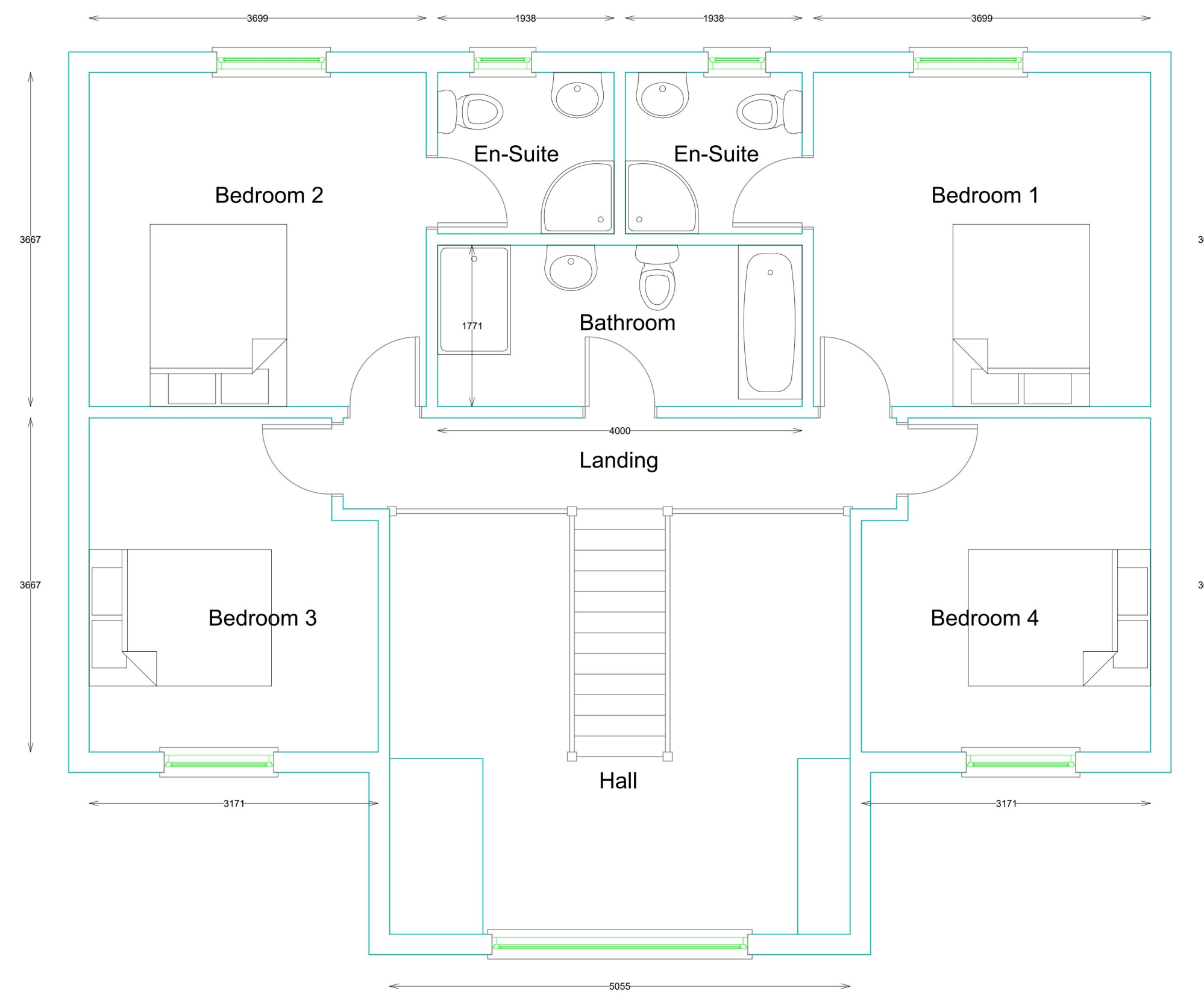
PROPOSED NORTH / WEST ELEVATION



PROPOSED SOUTH / WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Oswicks Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT



Tel: 01787 477559
Email: info@oswick.co.uk
Web: www.oswick.co.uk

CLIENT NAME :- MR WHITE
SITE ADDRESS :- PLOT ADJ OLD BELL LANE, EAST HANNINGFIELD ROAD, RETTENDON
COMMON, CM3 8EH

PLAN TYPE :- PP
START DATE :- 21-05-2026
DRAWN BY :- GE

PAPER SIZE :- A1
SCALE :- 1:50-1:100

REVISION :- N-A
UPDATED :- N-A

NOTE :- BUILDING REGULATION PLANS SHOULD BE READ
IN CONJUNCTION WITH THE GENERAL SPECIFICATION IF PROVIDED

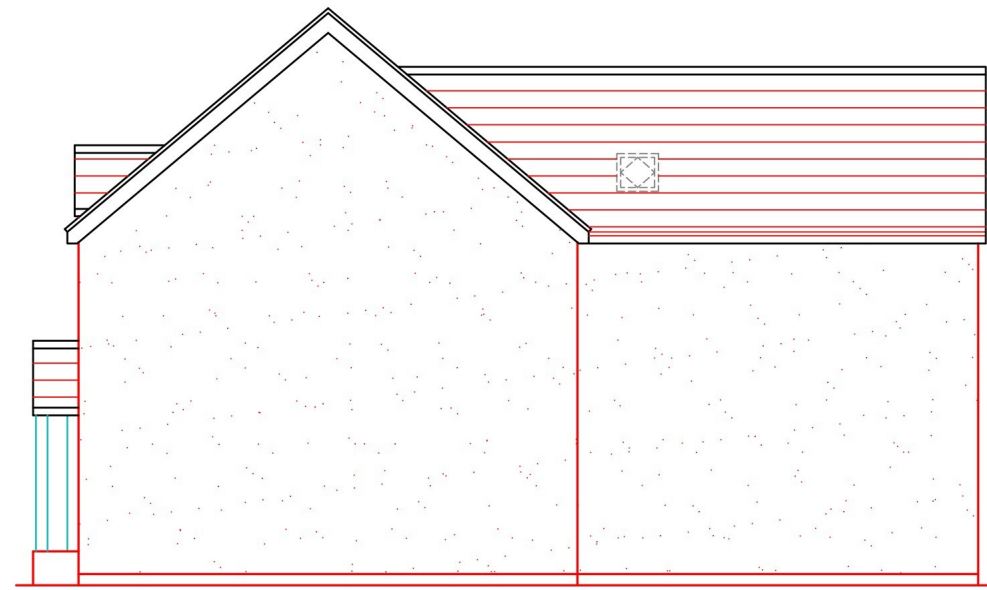
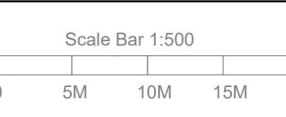
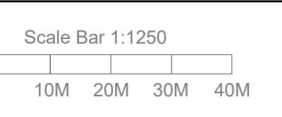
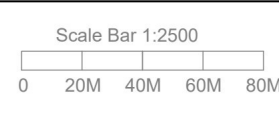
PLAN TYPE :- SURVEYED AS EXISTING, PROPOSED 4 BEDROOM DWELLINGS

PROJECT TYPE :- PROPOSED 4 BEDROOM DWELLINGS

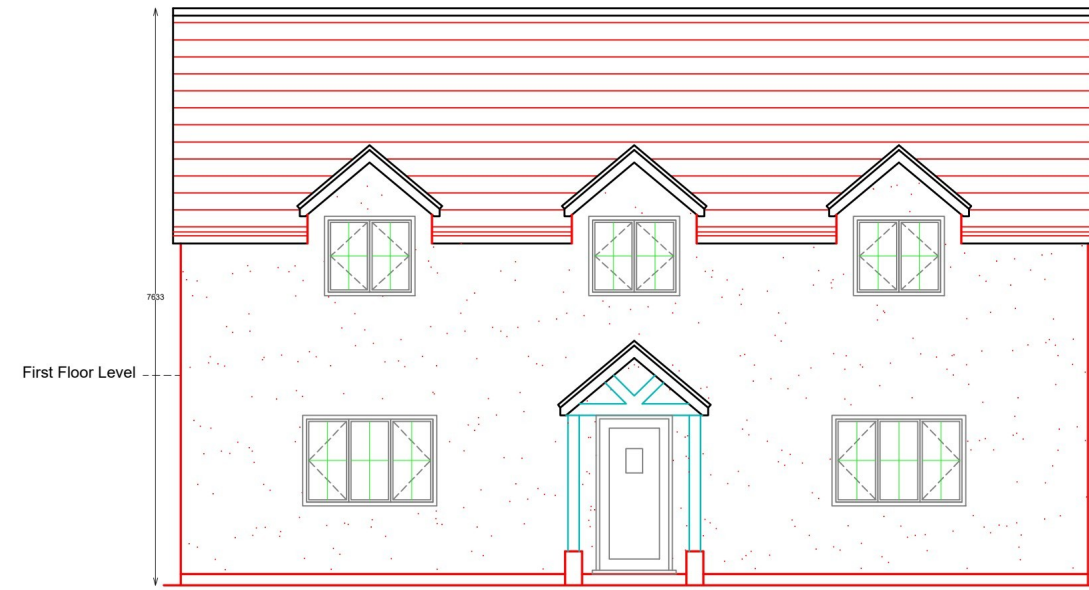
DETAIL SHOWN :- FLOOR PLAN-ELEVATIONS

PLAN No. :- 26-106-AS-1

It is recommended that clients and builders use a JCT small works contract. Note that building control can change details on site so that the build conforms to the building regulations. These notes are general purpose construction notes for building regulation approval and are in no way detailed to specification standard. The clients attention is drawn to the Party Wall Act 1996 with regards to works taking place near adjoining owners land and buildings. It is the Building owners responsibility that the act is complied with. This plan should not be scaled and careful check measurements should be made on site by the contractor with any major discrepancies being reported to the client or his building surveyor before the start of works. Any changes in the design are at the clients and contractors own risk. Oswick Ltd holds no responsibility for any mis-measurements on site as these should be checked before the start of works by the contractor or in the case of any changes in design.



PROPOSED SOUTH / WEST ELEVATION



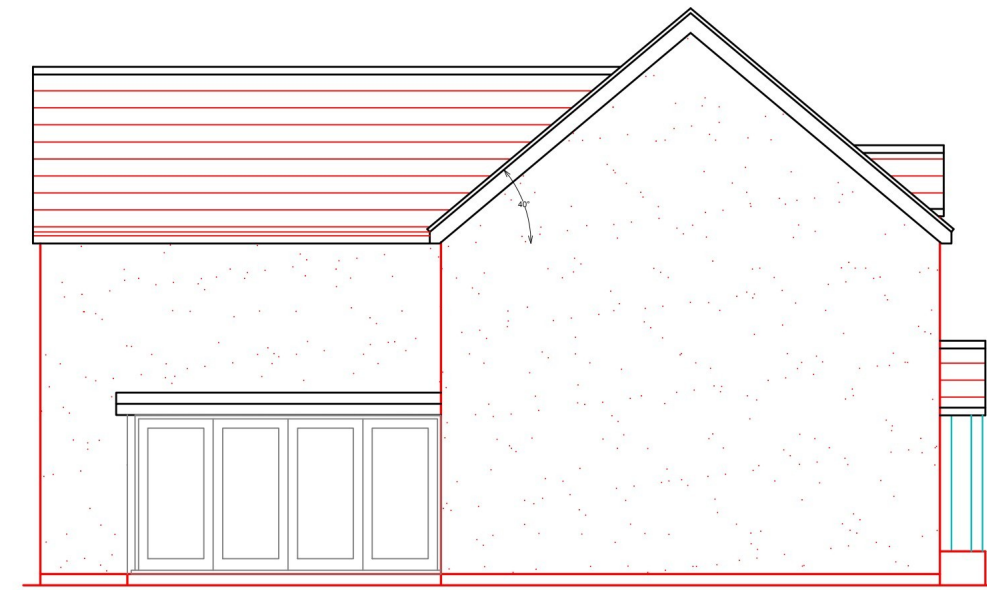
PROPOSED NORTH / WEST ELEVATION

Red Plain tiles

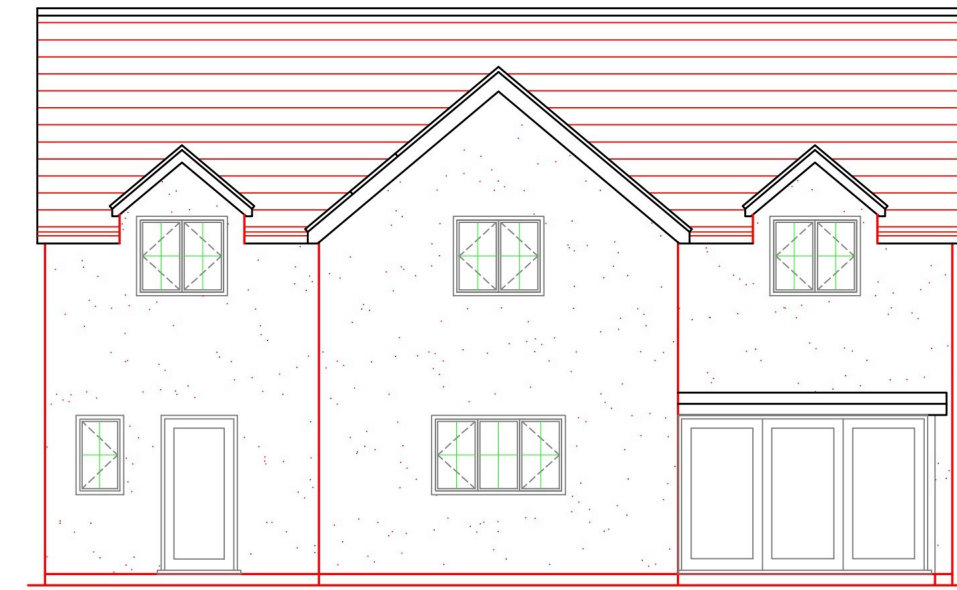
White flush casement PVCu Windows

Green painted render

Red Brickwork to porch with oak posts

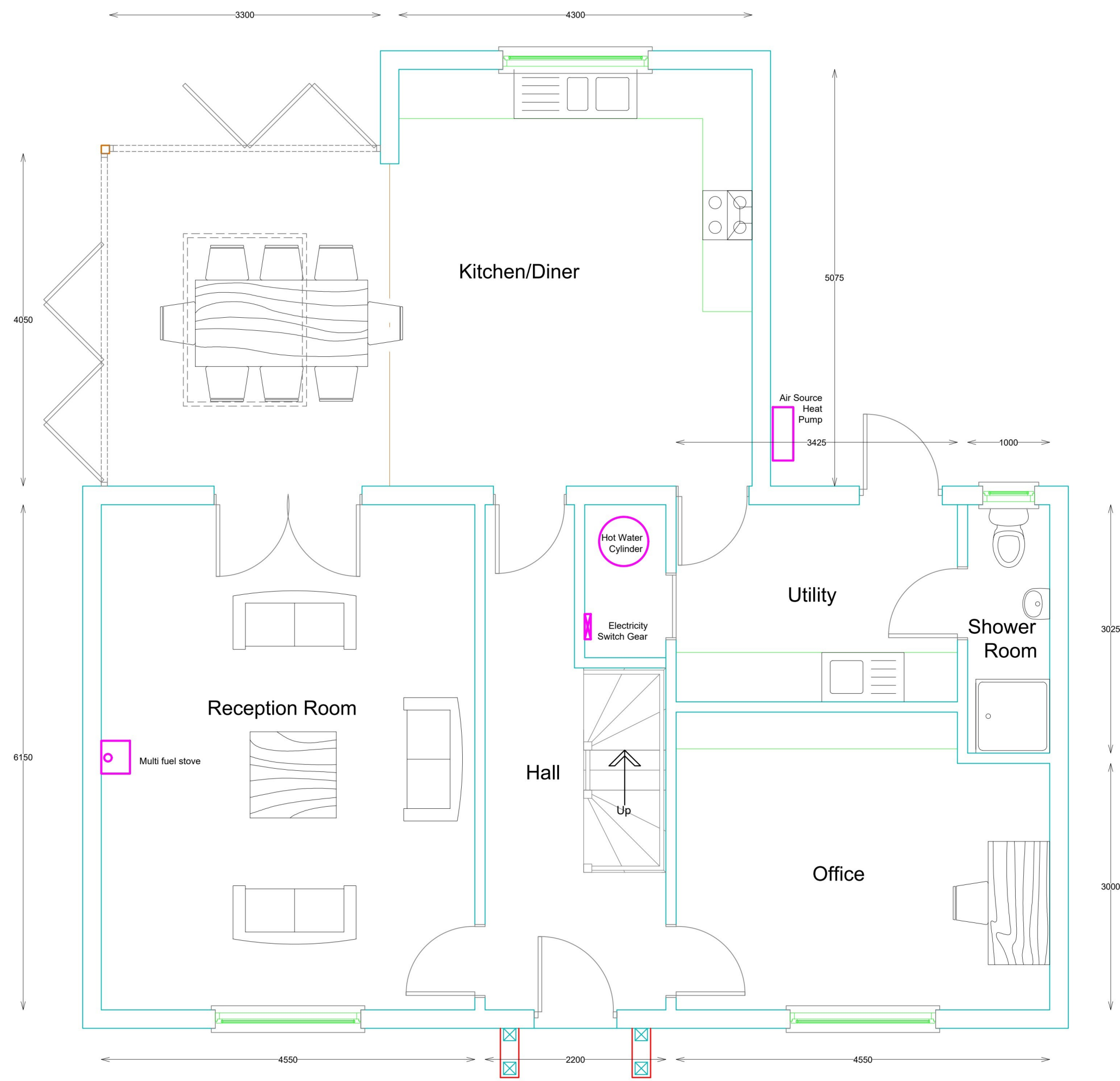


PROPOSED NORTH / EAST ELEVATION

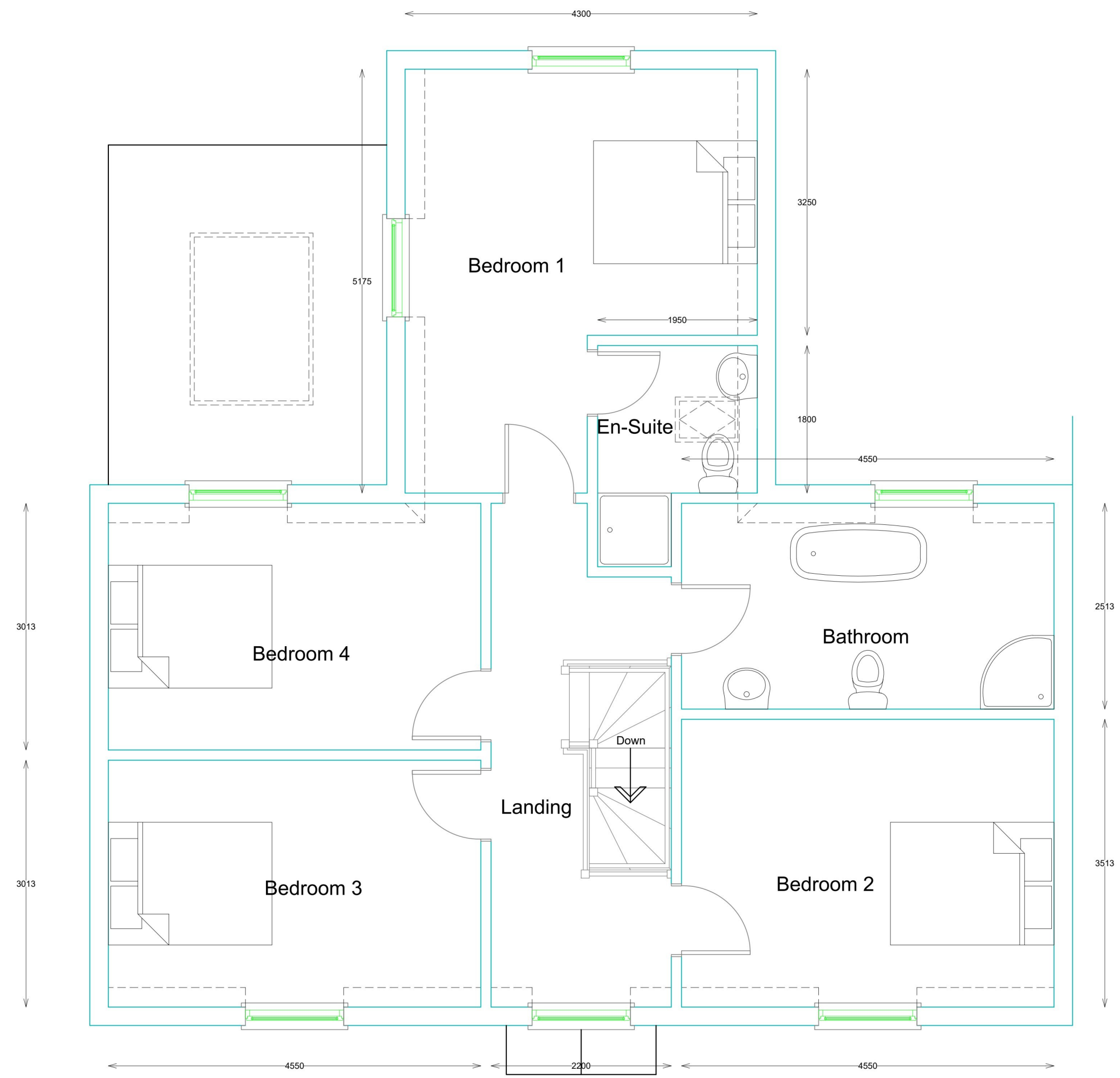


PROPOSED SOUTH / EAST ELEVATION

Grey Aluminium Bi-Fold Doors



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Oswicks Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT



Tel: 01787 477559
Email: info@oswick.co.uk
Web: www.oswick.co.uk

CLIENT NAME :- MR WHITE
SITE ADDRESS :- PLOT ADJ OLD BELL LANE, EAST HANNINGFIELD ROAD, RETTENDON COMMON, CM3 8EH

PLAN TYPE :- PP
START DATE :- 21-05-2026
DRAWN BY :- GE

PAPER SIZE :- A1

SCALE :- 1:50-1:100

REVISION :- N-A

UPDATED :- N-A

NOTE :- BUILDING REGULATION PLANS SHOULD BE READ IN CONJUNCTION WITH THE GENERAL SPECIFICATION IF PROVIDED

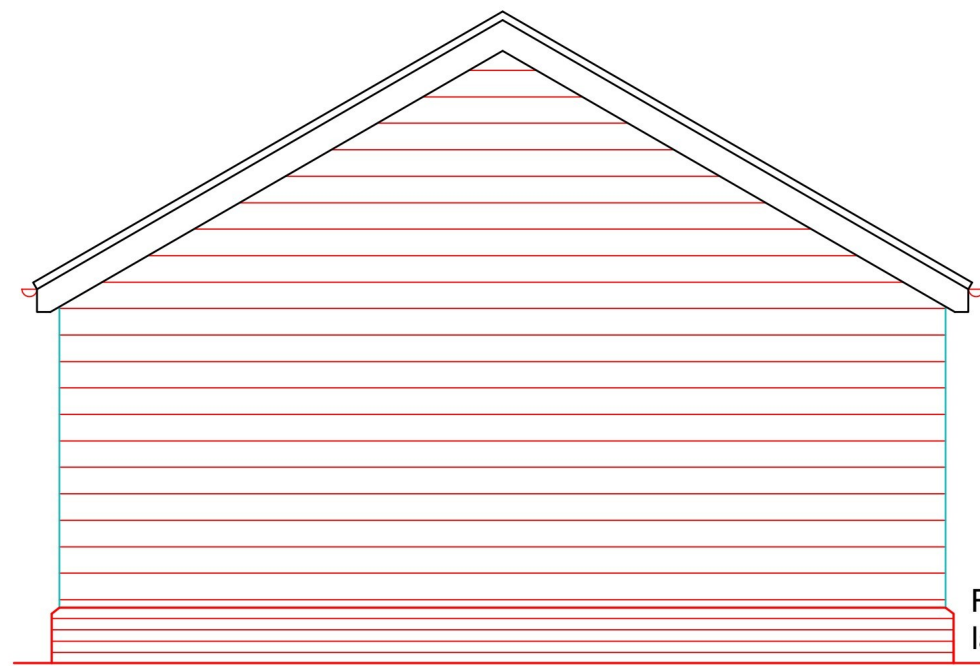
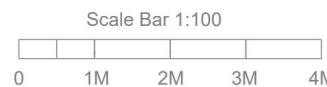
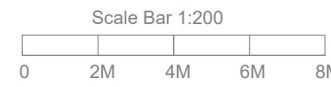
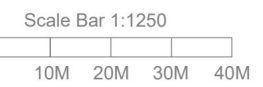
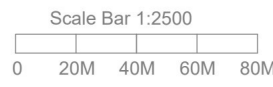
PLAN TYPE :- SURVEYED AS EXISTING, PROPOSED 4 BEDROOM DWELLINGS

PROJECT TYPE :- PROPOSED 4 BEDROOM DWELLINGS

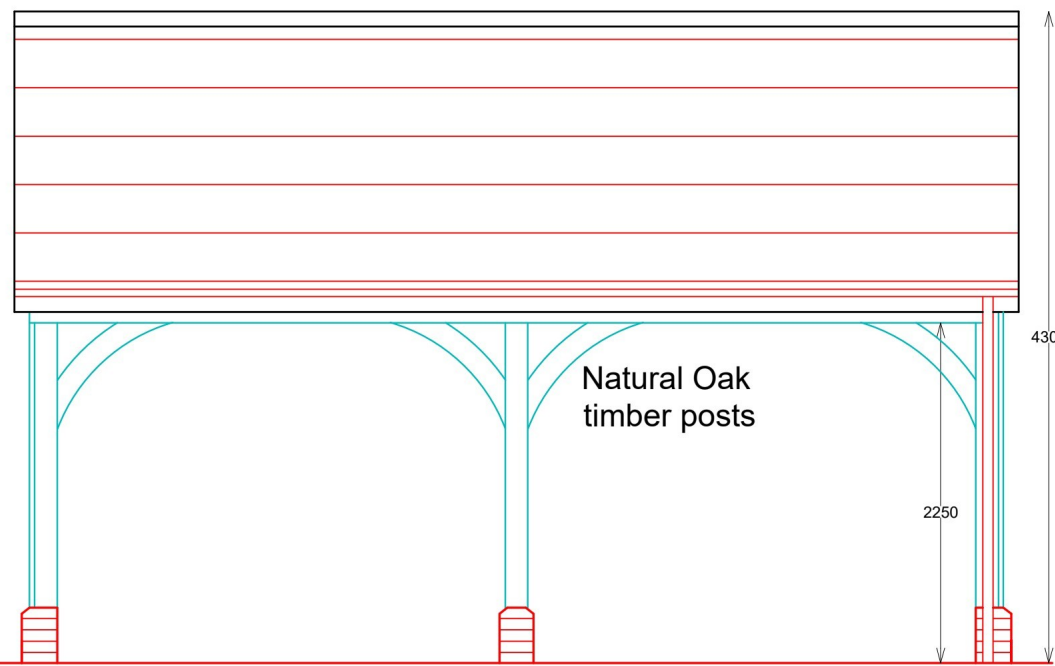
DETAIL SHOWN :- FLOOR PLAN-ELEVATIONS

PLAN No. :- 26-106-AS-2

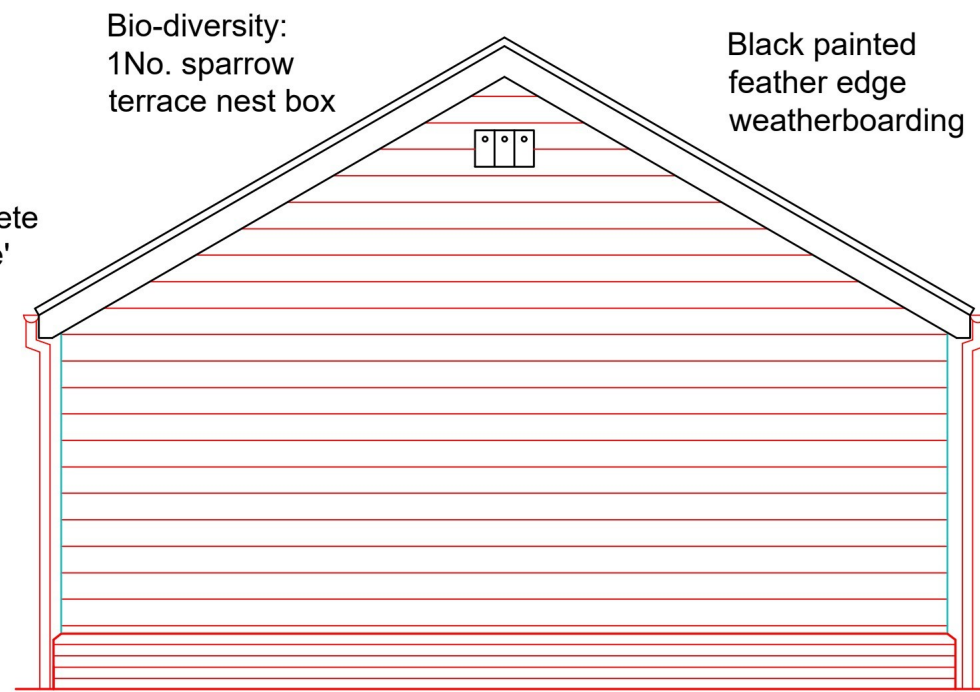
It is recommended that clients and builders use a JCT small works contract. Note that building control can change details on site so that the build conforms to the building regulations. These notes are general purpose construction notes for building regulation approval and are in no way detailed to specification standard. The clients attention is drawn to the Party Wall Act 1996 with regards to works taking place near adjoining owners land and buildings. It is the Building owners responsibility that the act is complied with. This plan should not be scaled and careful check measurements should be made on site by the contractor with any major discrepancies being reported to the client or his building surveyor before the start of works. Any changes in the design are at the clients and contractors own risk. Oswicks Ltd holds no responsibility for any mis-measurements on site as these should be checked before the start of works by the contractor or in the case of any changes in design.



PROPOSED SIDE ELEVATION



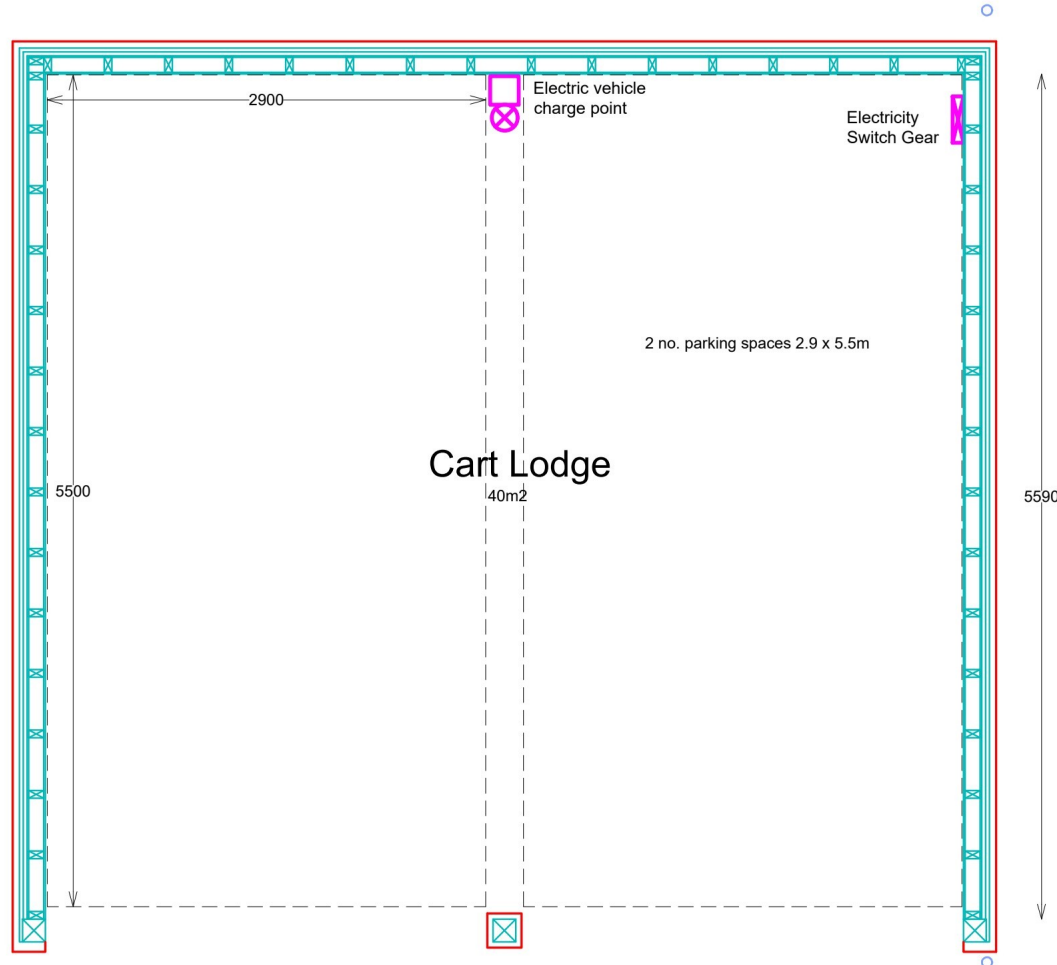
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED CART LODGE FLOOR PLAN

Oswicks Ltd (Head Office)
5/7 Head Street, Halstead
Essex, CO9 2AT



Tel: 01787 477559
Email: info@oswick.co.uk
Web: www.oswick.co.uk

CLIENT NAME :- MR WHITE
SITE ADDRESS :- PLOT ADJ OLD BELL LANE, EAST HANNINGFIELD ROAD, RETTENDON
COMMON, CM3 8EH

PLAN TYPE :- PP
START DATE :- 21-05-2026
DRAWN BY :- GE

PAPER SIZE :- A1
SCALE :- 1:50
REVISION :- N-A
UPDATED :- N-A

NOTE :- BUILDING REGULATION PLANS SHOULD BE READ
IN CONJUNCTION WITH THE GENERAL SPECIFICATION IF PROVIDED

PLAN TYPE :- SURVEYED AS EXISTING, PROPOSED 4 BEDROOM DWELLINGS
PROJECT TYPE :- PROPOSED 4 BEDROOM DWELLINGS
DETAIL SHOWN :- FLOOR PLAN-ELEVATIONS

PLAN No. :- 26-106-AS-4