



**Planning Committee**  
**20<sup>th</sup> June 2023**

<b>Application No</b>	:	23/00194/FUL Full Application
<b>Location</b>	:	Play Area Payne Place East Hanningfield Chelmsford Essex
<b>Proposal</b>	:	<b>Redevelopment of existing amenity space and car parking to provide three affordable dwellings at Pease Place, with associated works including new through road. Provision of additional car parking spaces at Payne Place.</b>
<b>Applicant</b>	:	D Ford Chelmsford City Council
<b>Agent</b>	:	James Firth
<b>Date Valid</b>	:	10th February 2023

Appendices:

Appendix 1      Consultations summaries  
Appendix 2      Drawings

## **1. Executive Summary**

- 1.1. This application is for three affordable rent dwellings to replace an area of designated Open Space and surfacing parking area. The land is owned and operated by the City Council. The planning application is made by the City Council. In accordance with the Council's Constitution, the application is presented to the Planning Committee for a decision.
- 1.2. Objections to the application have been received (see Appendix 1). These cover a range of topics, but loss of open space for the enjoyment of residents, displacement of parking, impact of new resident parking on local roads, access to existing properties and neighbour amenity are among the main issues raised. These concerns have been considered alongside the wider planning considerations of this development proposal.
- 1.3. The application assessment concludes the proposal conflicts with Policy DM21 of the Chelmsford Local Plan, as it results in the loss of some allocated Open Space however, the urgent need for this type of affordable housing, and the financial contribution secured to improve and enhance existing pieces of Open Space in East Hanningfield, weigh heavily in favour of the development in the planning balance.
- 1.4. The application is recommended for approval subject to conditions.

## **2. Description of site**

- 2.1. The application site is formed of two pieces of land both located within the defined settlement of East Hanningfield and both are areas of open space, allocated as Amenity Green Space in the Chelmsford Local Plan. Both pieces of land include areas of open grass with parking areas adjacent the highway, 18 spaces in total. The two pieces of land are currently connected by a footpath. A small greensward separates the ends of the Pease Place and Payne Place cul de sacs preventing direct vehicle access between them.
- 2.2. The application site forms part of the wider Coude Dennis housing estate. The surrounding estate was designed by Architect James Gowan and was constructed in the 1970s. The estate consists of two storey, terraced houses and flats. The terraced houses have a distinctive uniform design including a mono/dual pitched roof and single storey garages projecting from the front elevation. The flats are equally distinctive; employing a staggered building line with pairs of mono pitched roofs separated by sculptural entrance ways that project forward at ground level. The external materials for both houses and flats employ a mixture of render and exposed brick. A porthole window type is also employed and is a prominent feature across the scheme.

## **3. Details of the proposal**

- 3.1. The application proposes the construction of three terraced, two-storey dwellings, all four-bedroom and for affordable rent tenure on the southern piece of land.
- 3.2. The proposal would also provide a new vehicular connection between Pease Place and Payne Place, which will run along the front of the proposed dwellings.
- 3.3. Two parking spaces will be provided in front of each dwelling.

- 3.4. The northern part of the site is proposed to provide an additional four car parking spaces through the extension of existing parking area resulting in 14 spaces. This is sought to re-provide for the 10 parking spaces displaced by the proposed housing on the southern part of the site.

#### **4. Summary of consultations**

Recycling & Waste Collection Services: No response.

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

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

East Hanningfield Parish Council: Raised concerns regarding the loss of amenity space; displacement of parking; inadequate parking replacement; on-street parking congestion; over-subscribed local primary school.

Local residents: 7 letters of representation received, from 5 local residents all objecting to the application. The concerns raised include incorrect drawings; loss of parking; disruption to local residents; loss of green amenity space; parking issues; overdevelopment of the housing estate.

#### **5. Planning considerations**

##### Main Issues

- 5.1. The application seeks three affordable housing units, making this a 100% affordable housing scheme. All three units would be provided on an affordable rent tenure which can be secured without a legal agreement due to the Council's ownership of the site. In these circumstances affordable housing tenure considerations under Policy DM2 would not apply.
- 5.2. The main considerations for this proposal are loss of open space, parking displacement, design, and neighbour relationships. Other considerations, such as parking and access, technical compliance with development standards and other material considerations also apply.

##### Open Space

- 5.3. Both the areas of land the subject of this application form pieces of allocated open space, as set out in the Local Plan. Both pieces of land are allocated as Amenity Green Space.
- 5.4. Within the Open Space Assessment (Part 1 of 2) paragraphs 5.1.6 to 5.1.8 set out what constitutes 'Amenity Green Space' for the purposes of the Open Space Assessment. As set out at 5.1.8:

*It should be noted that amenity green space sites less than 0.15ha in size were not included in the access or quantitative assessment. This is because these sites were considered too small to be of genuine recreational value, so whilst they may have aesthetic value, their size constricts their functionality as an open space. The sites less than 0.15ha have been mapped and are shown as amenity green space (<0.15ha) on the open space maps in part 2 of the study. All the figures and analysis provided for amenity green space within both parts of the report are for sites greater than 0.15 ha, unless otherwise stated.*

- 5.5. Both pieces of land are under 0.15ha so they don't count towards the level of provision of this type of open space (amenity green space) and the resulting development standards for open space which are derived from the Open Space Assessment and set out in the Local Plan.
- 5.6. However, when considering open space, it is not only the function of the space which is relevant, but also the contribution it makes to the character of the area in providing a green break in an urban environment. These two pieces of land provide a contribution in terms of being green open spaces in the estate and for this reason are allocated as open space within the adopted Local Plan. This is regardless of its size and whether it contributes to the quantum of open space required by Council's development standards.
- 5.7. The proposed development would remove some of the open space because houses would be built upon the southern piece and parking would be extended into the northern piece.
- 5.8. The site is identified as an allocated piece of open space on the Local Plan Policy Map and therefore its partial loss is considered under Policy DM21. Part B relates specifically to open space. Each criterion of the policy is considered below:

**B) The change of use of premises or redevelopment of existing open space, sports and recreational buildings and land, including playing fields forming part of an education establishment, will only be permitted where:**

- i. an assessment has been undertaken which clearly shows the facility is surplus to requirements; or**
- 5.9. Paragraph 8.127 of the Reasoned Justification to Policy DM21 states that *"In the case of open spaces, they offer amenity value and contribute to the character of an area in general and can provide a 'green lung' and visual break in the built environment on a wider scale. Given the nature particularly of the built environment of Chelmsford, if such facilities are lost to other uses, it can be extremely difficult to find alternative locations, particularly as open land is scarce and therefore at a premium. Against this background, it is intended to secure the retention of existing spaces and facilities unless a case can be made that alternative provision will be provided in a wholly acceptable manner."*
  - 5.10. As set out above both pieces of land are allocated as open space in the Local Plan. The space provides a meaningful contribution in terms of the character in the area. It is integral to the character of the area, but also to the wider community through its existence as a greenspace, and although small in size provide opportunities for the promotion of health and wellbeing.
  - 5.11. Both pieces of land are under the 0.15ha requirement of the Open Space Assessment (used to establish open space requirements for the Local Plan). On this basis it is noted that the land does not 'count' towards the quantum of open space, used to assist the Council in assessing development standards for open spaces calculated in its Open Space Assessment. However, this does not mean that the land cannot be considered, or indeed allocated as open space in the Local Plan. It is a matter of fact that this is an allocated piece of open space in the recently adopted Local Plan and therefore falls to be considered under Policy DM21.
  - 5.12. In line with DM21 it is up to the Applicant to show that an assessment has been undertaken which shows these pieces of open space are surplus to requirements. A formal assessment has not been provided, as above because of the small size, this land does not count towards the quantum of Amenity Green Space, for the purposes of the Open Space Assessment. The land is located within the Rural South study area in the parish of East Hanningfield. There is a sufficient amount of



Amenity Green Space in this overall study area, but a small under supply of this type of space in the Parish of East Hanningfield.

- 5.13. The proposal, if permitted, would increase the overall deficit of this type of Open Space in the Parish of East Hanningfield, but would retain a sufficient supply in the wider study area.

**ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**

- 5.14. The proposed development, if permitted, would result in the loss of Amenity Green Space and which is not negated by providing an equivalent or better provision in terms of quantity and quality. As such, the proposal contravenes Policy DM21 of the Chelmsford Local Plan.

**iii. the development is for alternative provision, the needs of which clearly outweigh the loss.**

- 5.15. The development is not for an alternative provision of open space, sports or recreational use.
- 5.16. The proposed development would therefore fail to meet the criteria set out in and is contrary to Policy DM21 of the Chelmsford Local Plan.

#### *Material Planning Consideration*

- 5.17. Based on the assessment above, the loss of allocated open space is clearly in conflict with Policy DM21 of the Chelmsford Local Plan.
- 5.18. However, although contrary to Policy DM21, the proposed development would create three four-bedroom dwellings for affordable rent, outlined as the most urgently needed housing type in the Chelmsford City Council commissioned *Housing Additionality: Affordable Housing for Rent Planning Advice Note* (January 2022).
- 5.19. Also, considering that there is sufficient amenity green space in the wider Southern Study area (as discussed in 5.12), and it would only lead to a small deficiency in the East Hanningfield Parish. The harm resulted from the loss of allocated amenity space would be minimal. In addition, through this application, the City Council has committed to a financial contribution of £11,200 to East Hanningfield Parish Council, to improve existing local recreational facilities. This contribution has been agreed with the Council's Corporate Property Manager and will be paid upon commencement of the development.
- 5.20. The loss of open space is not in accordance with the Development Plan. However, the urgent need for affordable housing, the minimal impact resulting from the loss of open space in terms of overall open space supply, and financial contribution secured to improve and enhance existing pieces of Open Space in East Hanningfield, weigh heavily in favour of the development. In this instance, the combination of these factors justifies the loss of allocated Open Space and the principle of development is acceptable.

## Parking and Access

- 5.21. The Local Highway Authority has been consulted on these proposals and has raised no objections but has recommended several planning conditions to manage and scope works affecting the highway.
- 5.22. The proposed development would result in the net loss of six parking spaces available to the wider housing estate. The 10 spaces removed to allow for the new houses would be replaced by four new parking spaces installed at the northern piece of land.
- 5.23. A Parking Beat Survey of available kerbside residential parking space in the surrounding streets: Pease Place; Payne Place; Nicholson Place; Ashley Green; Coude Dennis and Filioll Close, all within 100 metres of the development site (and not restricted by TRO), was carried out Tuesday 29th and Wednesday 30th November 2022 and Saturday 3rd December 2022.
- 5.24. The Parking Survey identified that there is space to accommodate 115 vehicles. The survey summary identifies that the highest level of on-street parking was 56% on a Saturday afternoon, thus leaving 44 available spaces in the immediate vicinity of the site; whereas the lowest level of on-street parking was 37% on a Tuesday afternoon. The level of available on-street parking space means that any displaced parking as a result in the reduction of available parking of six spaces, would very likely not result in residential kerbside parking stress.
- 5.25. Each of the three dwellings would also be provided two off-street parking spaces, which are in accordance with the EPOA Parking Standards and Policy DM27 of the Chelmsford Local Plan.
- 5.26. Heavy Goods Vehicle deliveries, refuse servicing and emergency access to the dwellings can all be achieved from Pease Place as per the on-going arrangements for the area.
- 5.27. From a highway and transportation perspective the impact of the proposal is acceptable.

## Design and Character

- 5.28. Policy DM23 of the Chelmsford Local Plan states that Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- 5.29. The wider estate consists of two storey, terraced houses and flats. The terraced houses exhibit a distinctive uniform design including a mono/dual pitched roof and single storey garages projecting from the front elevation.
- 5.30. The design of the new dwellings has been influenced by the existing design and character of neighbouring properties and the wider estate. The redevelopment scheme therefore respects the design and character of the area in which it is located and is complicit with the requirements set out in Policy DM23 of the Chelmsford Local Plan.

### Development Standards and Neighbouring Impacts

- 5.31. Policy DM26 of the Chelmsford Local Plan states that all new dwellings shall have sufficient privacy, amenity space, open space, refuse and recycling storage and shall adhere to the Nationally Described Space Standards. These must be in accordance with Appendix B.
- 5.32. The development is compliant with the Nationally Described Space Standards for housing.
- 5.33. All the proposed units would be compliant with Approved Document Part M4(2).
- 5.34. The proposals also meet the requirements of the Council's Development Standards (Appendix B) in respect of garden sizes, parking provision, recycling and waste storage.
- 5.35. The terraced nature of the scheme, which large garden spaces also prevents any harm in respect of privacy or overlooking for either new or existing properties.
- 5.36. The proposed development would have an acceptable relationship with neighbouring properties and would offer an adequate level of amenity for future occupiers. The proposal complies with both Policy DM26 and DM29 of the Chelmsford Local Plan.

### Biodiversity Enhancements and RAMS

- 5.37. The Ecology Appraisal submitted with the application does not conclude further assessment or survey is required. This conclusion is agreed. The specification of landscaping and recommendations for other ecological betterment will be secured by planning condition.
- 5.38. The Conservation of Habitats and Species Regulations 2017, as amended (commonly known as the Habitat Regulations) require all new residential developments that have the potential to cause disturbance to European designated sites to provide appropriate mitigation. To deal with this, an Essex County wide strategic approach to considering and mitigating potential harm has been produced - the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). An Appropriate Assessment has been carried out which concludes that a contribution towards off-site mitigation (RAMS contribution) is necessary to mitigate the potential disturbance to European designated sites arising from this development growth. A RAMS payment of £470.28 has been agreed with the Council's Corporate Property Manager, which is in line with the prevailing rate.

### Tree Planting

- 5.39. The Council has declared a Climate and Ecological Emergency to focus attention on reducing carbon and greenhouse gas emissions in the area and to plan for a more sustainable future. The Council's Climate and Ecological Emergency Action Plan includes undertaking a greening programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford. Paragraph 5.18 of the Making Places Supplementary Planning Document (January 2021) states that green spaces provided in connection with new housing development should, where practicable, include the planting of three trees per net new dwelling. The proposed plans show that nine new trees (three for each dwelling) will be planted within the application site.

## 6. Community Infrastructure Levy (CIL)

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

## 7. Conclusion

- 7.1. The proposals are a sustainable form of development.
- 7.2. Whilst the proposal would result in the loss of amenity green space as identified in the Local Plan, the development will have a positive impact on housing and affordable housing in Chelmsford and a financial contribution is proposed for the East Hanningfield Parish Council to use to improve and enhance existing open space within the parish .
- 7.3. Local objections have been received and considered. The matters raised through the consultation have been considered in the context of national and local planning policy. The objections would not amount to grounds for refusal as the development is assessed to be acceptable in relation to those concerns raised.
- 7.4. The proposals are compliant with the standards and objectives of the National Planning Policy Framework and Chelmsford Local Plan (May 2020). Having regard to relevant planning policies and all material planning considerations the development is assessed to be acceptable.
- 7.5. Officers recommend the application is approved subject to conditions.

### **RECOMMENDATION**

**The Application be APPROVED subject to the following conditions:-**

#### **Condition 1**

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

Reason:

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

#### **Condition 2**

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

Reason:

In order to achieve satisfactory development of the site

**Condition 3**

The three (3) dwellings in this development shall not be used for any purpose other than the provision of Affordable Housing within the definition as given within the National Planning Policy Framework.

Reason:

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

**Condition 4**

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**

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

Reason:

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

**Condition 6**

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

Reason:

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

**Condition 7**

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

Reason:

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

**Condition 8**

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 9**

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

Reason:

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

**Condition 10**

No dwelling shall be occupied until the two parking spaces to serve that dwelling have been laid out within the site in accordance with Drawing No. 3557:02/D and the parking spaces shall thereafter be kept available at all times for the parking of vehicles.

Reason:

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

**Condition 11**

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:

To ensure that adequate private amenity space is retained for the dwelling in accordance with Policy DM26 of the Chelmsford Local Plan.

**Condition 12**

Prior to occupation of the development hereby approved, boundary treatments shall be installed in accordance with the details submitted in Approved Drawing No. 3557:02/D.

Reason:

In the interests of the visual amenities of the area and to safeguard the residential living environment of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policy DM29 and Policy DM23 of the Chelmsford Local Plan.

**Condition 13**

a) Prior to occupation of the development hereby approved, the hard landscaping works shall be carried out in accordance with the details included in Approved Drawing 001/C.

b) Prior to the first occupation of any part of the development or in the first available planting season following such occupation, soft landscaping works shall be carried out in accordance with Approved Drawing 001/C.

Reason:

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

**Condition 14**

Prior to the occupation of the dwellings hereby approved, the proposed new continuous through road carriageway 5.5 metres wide with continuous footways 2 metres wide to each side, connecting Pease Place to Payne Place, shall be constructed as shown in Approved Drawing No. 3557:02/D.

Reason:

To provide appropriate continuous footway and carriageway connection, in the interest of highway safety.

**Condition 15**

Prior to their use, details of the materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

**Condition 16**

Prior to first occupation of the dwellings hereby approved, the 4no. parking spaces, shown in the car parking area to the north of No.24 Payne Place, as shown in Approved Drawing No. 3557:02/D and Drawing No. 3557:0/E, shall be constructed ready for use.

Reason:

To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided for the wider housing estate.

**Condition 17**

Prior to the construction of any access roads, a plan to show how the development will be serviced by a refuse vehicle shall be submitted to and approved in writing by the local planning authority. All roads shown on the approved drawing to be served by a refuse collection vehicle shall be constructed to a standard capable of carrying a 26 tonne vehicle.

Reason:

In the interests of highway safety and to ensure that the development is accessible in accordance with Policy DM23 of the Chelmsford Local Plan.

**Notes to Applicant****1 Hours of work during construction**

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

Noisy work:

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

Light work:

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

In some circumstance further restrictions may be necessary.

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

#### Party Wall Act

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

An explanatory booklet is available on the Department for Communities and Local Government website at

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

- 2 The proposed development may be liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended). If applicable, a Liability Notice will be sent as soon as possible to the applicant and any other person who has an interest in the land. This will contain details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at [www.chelmsford.gov.uk/cil](http://www.chelmsford.gov.uk/cil), and further information can be requested by emailing [cilenquiries@chelmsford.gov.uk](mailto:cilenquiries@chelmsford.gov.uk). If the scheme involves demolition, for the purposes of the Regulations the development will be considered to have begun on commencement of the demolition works.
- 3 Please note that the Council will contact you at least annually to gain information on projected build out rates for this development. Your co-operation with this request for information is vital in ensuring that the Council maintains an up to date record in relation to Housing Land Supply.
- 4 This permission is subject to conditions, which require details to be submitted and approved by the local planning authority. Please note that applications to discharge planning conditions can take up to eight weeks to determine.
- 5 This development will result in the need for a new postal address. Applicants should apply in writing, email or by completing the online application form which can be found at [www.chelmsford.gov.uk/streetnaming](http://www.chelmsford.gov.uk/streetnaming). Enquires can also be made to the Address Management Officer by emailing [Address.Management@chelmsford.gov.uk](mailto:Address.Management@chelmsford.gov.uk)
- 6 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The developer to pay the costs of all necessary traffic regulation orders and legal processes associated with the highway works as well as paying the costs of all necessary traffic regulation orders and legal processes associated with the highway works. The Applicant is advised to contact the Development Management Team
  - by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org)
  - by post to: SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.



The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

With reference to highway works it will be necessary to obtain separate approvals from the Local Highway Authority (Essex County Council) for any works within the public highway. Prior to any works in the public highway, affecting the public highway or in areas intended to become public highway, you will be required to enter into an appropriate agreement with Essex County Council as the Local Highway Authority to regulate construction works. This may include the submission of detailed engineering drawings for safety audit and approval. As part of those future discussions with the Local Highway Authority you are required to ensure there is no discrepancy between the planning and highway approvals.

### **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.

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**Recycling & Waste Collection Services**

Comments
No response received

**Essex County Council Highways**

Comments
<p>14.03.2023 - Your Ref: 23/00194/FUL</p> <p>Our Ref: CO/EGD/SD/RM/CHL/23/194/53799</p> <p>Date:- 14th March 2023</p> <p>' A Parking Beat Survey of available kerbside residential parking space in the surrounding streets: Pease Place; Payne Place; Nicholson Place; Ashley Green; Coude Dennis and Fillioll Close, all within 100 metres of the development site (and not restricted by TRO), was carried out Tuesday 29th and Wednesday 30th November 2022 and Saturday 3rd December 2022.</p> <p>o The survey identified there is space to accommodate 115no. vehicles.</p> <p>o The survey summary identified:</p> <p>' The highest on-street parking level of 64no. vehicles (56%) Saturday 13:30hrs (51no. available).</p> <p>' The lowest on-street parking level of 42no. vehicles (37%) Tuesday 13:30hrs (73no. available).</p> <p>' The level of available on-street parking space means that any displaced parking from the development, would very likely not result residential kerbside parking stress.</p> <p>' Heavy Goods Vehicle deliveries, refuse servicing and emergency access to the dwellings can all be achieved from Pease Place as per the on-going arrangements for the area.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions:</p> <p>1 Construction Management Plan</p>

2. Prior to the occupation of any of the proposed dwellings, the proposed new continuous through road shall be constructed
3. The developer to pay the costs for any new traffic regulation orders (TRO) and or amendments required to existing and the legal processes associated with the highway works
4. Each of the proposed new dwellings shall be provided with 2no. parking spaces in a tandem arrangement
5. Prior to occupation of the development each 2no. tandem car parking spaces, in 3 above, shall be provided with an appropriate dropped kerb vehicular crossing
6. There shall be no discharge of surface water from the development onto the Highway.
7. Prior to first occupation, the 4no. additional visitor parking spaces shall be constructed ready for use.
8. Cycle parking shall be provided in accordance with the EPOA Parking Standards.
9. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling.

**Public Health & Protection Services**

Comments
<p>Please put on an ENV07 condition. The Phase 1 Assessment has recommended an intrusive investigation.</p> <p>This residential development should provide EV charging point infrastructure to encourage the use of ultra-low emission vehicles at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</p>

**East Hanningfield Parish Council**

Comments
<p>14.04.2023 - In addition to the previous comments made by the Parish Council, the Council believes it is relevant to consideration of this application to take into account that the local primary school is over subscribed. This means that the children of families moving into the proposed houses could well find themselves having to travel to school outside the parish.</p> <p>This would mean increased car journeys, which is unsustainable.</p> <p>24.03.2023 - The Parish Council is concerned that the proposal will disadvantage the existing residents of</p>

the Coude Dennis estate. The estate is already densely built, and the proposed extra houses will increase the density while removing a green space, thereby resulting in a loss of amenity for existing residents. The proposed creation of four parking spaces, to compensate for the loss of ten, is wholly inadequate. During the day the parking provision on the estate might seem under used, but once everyone has come home from work the area is extremely congested with a great deal of on-street parking. The village has minimal access to public transport, so most working adults need a car to access employment, shopping and leisure. The lost ten parking spaces should be reinstated elsewhere with consideration given to the likelihood that two parking spaces for each of the proposed houses will not be enough.

## Local Residents

### Comments

7 objections received from 5 local residents

#### **loss of parking;**

- on street parking occurs with pavements used for parking, removing parking spaces will worsen the situation
- no through road proposed will make the environment more dangerous
- concern about timings of parking surveys

#### **disruption to local residents**

#### **overdevelopment**

- overdevelopment within the housing estate.
- Garden grabbing is a loss of a local amenity and open space aspect

#### **Need for housing**

- Why is there a need for additional housing
- Concern that this is loss of another park popular with children
- School is already over-subscribed, access to GP surgeries is difficult





0 15 30 60 Metres

1:1,663



**Planning Committee**  
**23/00194/FUL**

**Planning & Development Management**  
**Directorate for Sustainable Communities**

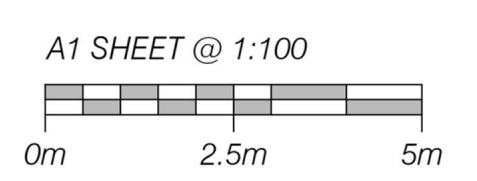
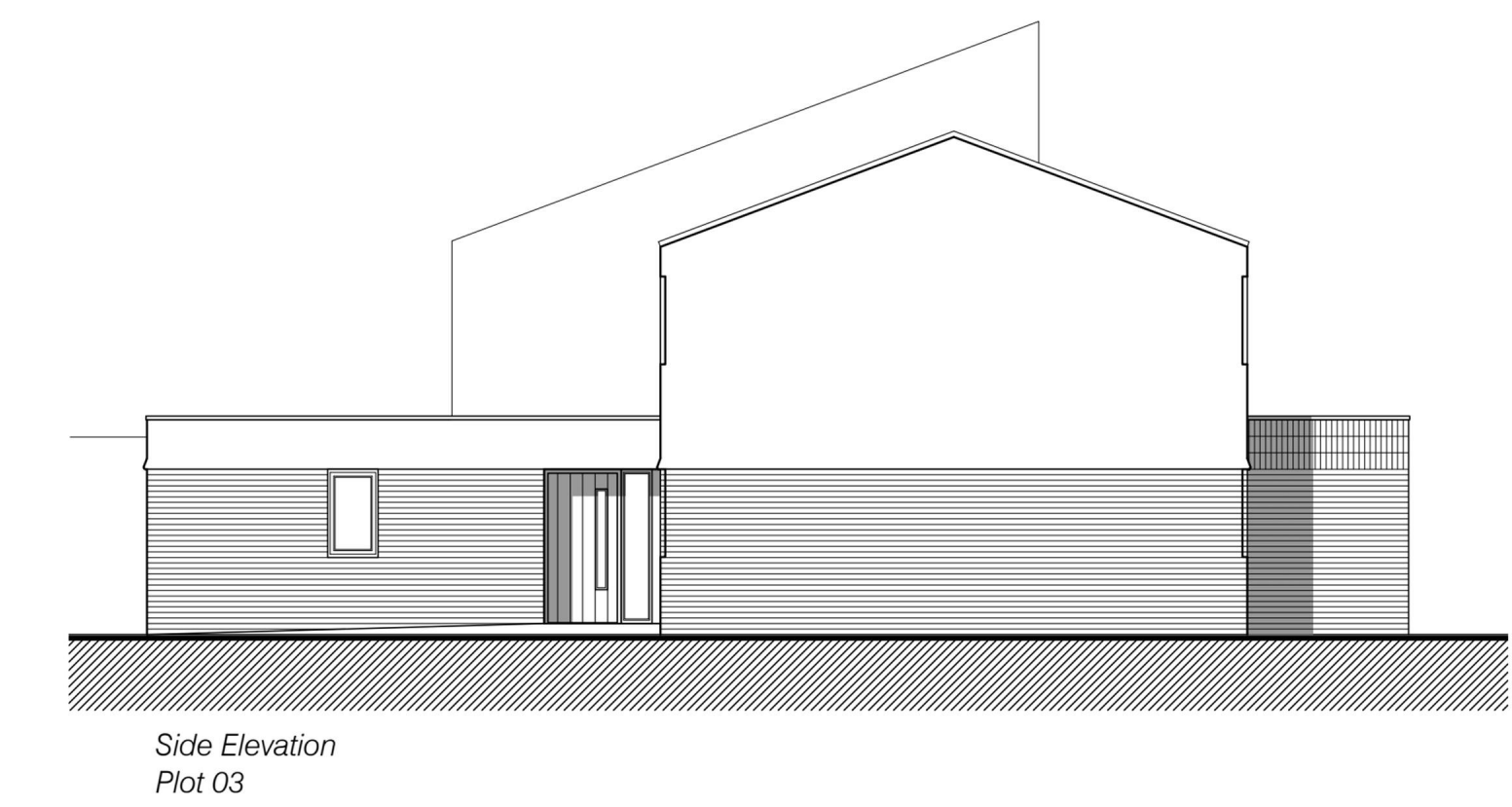
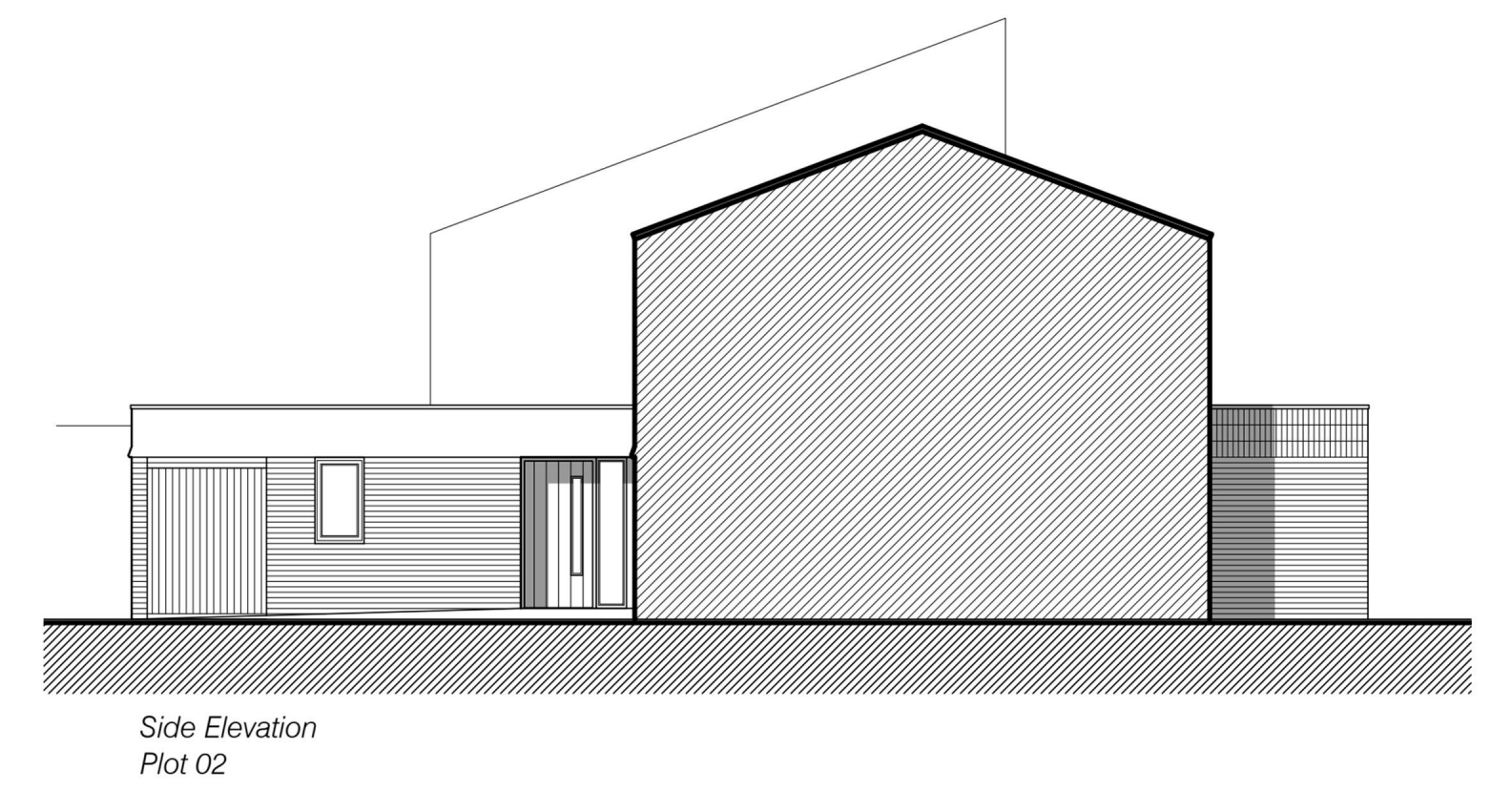
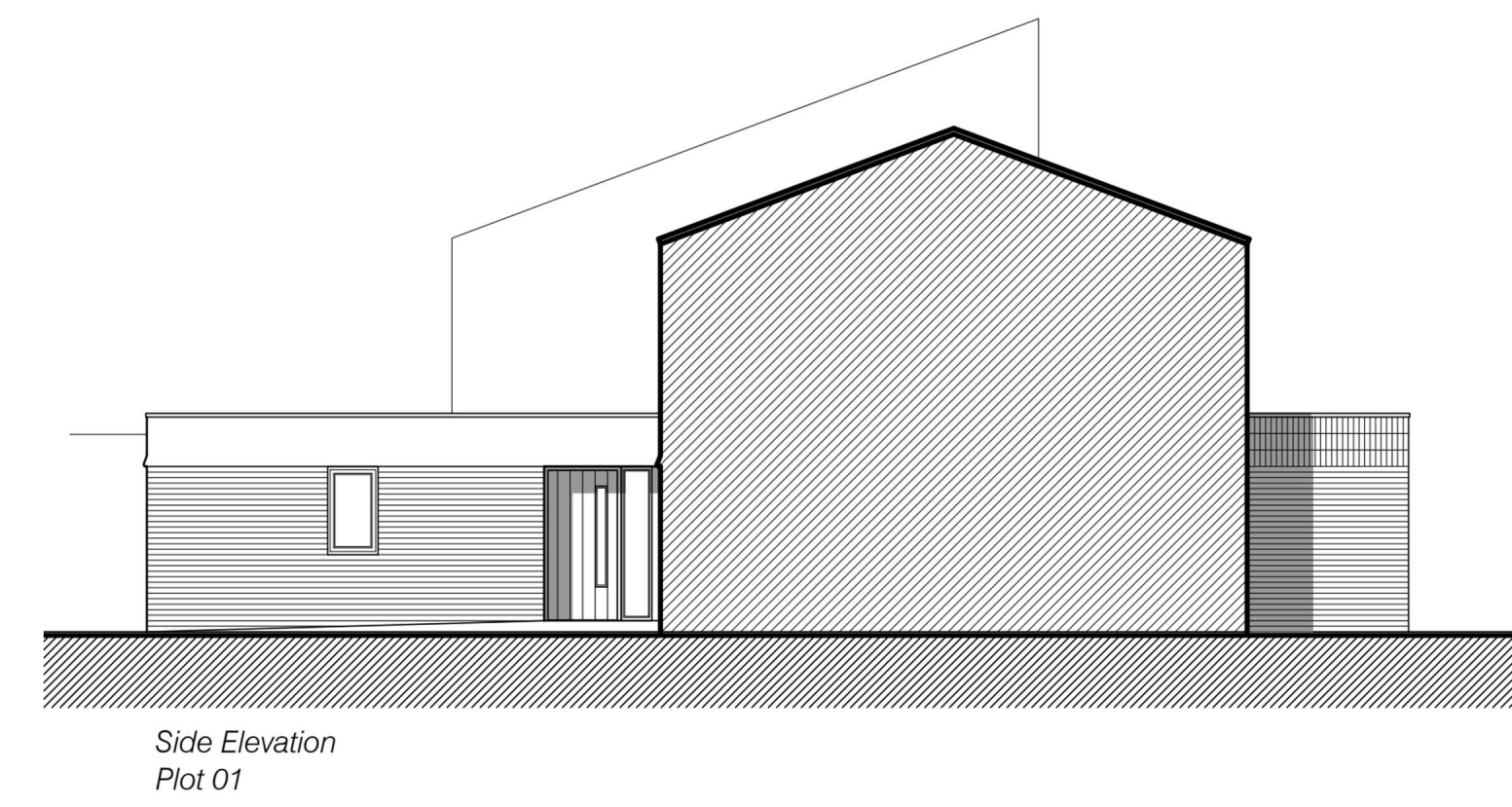
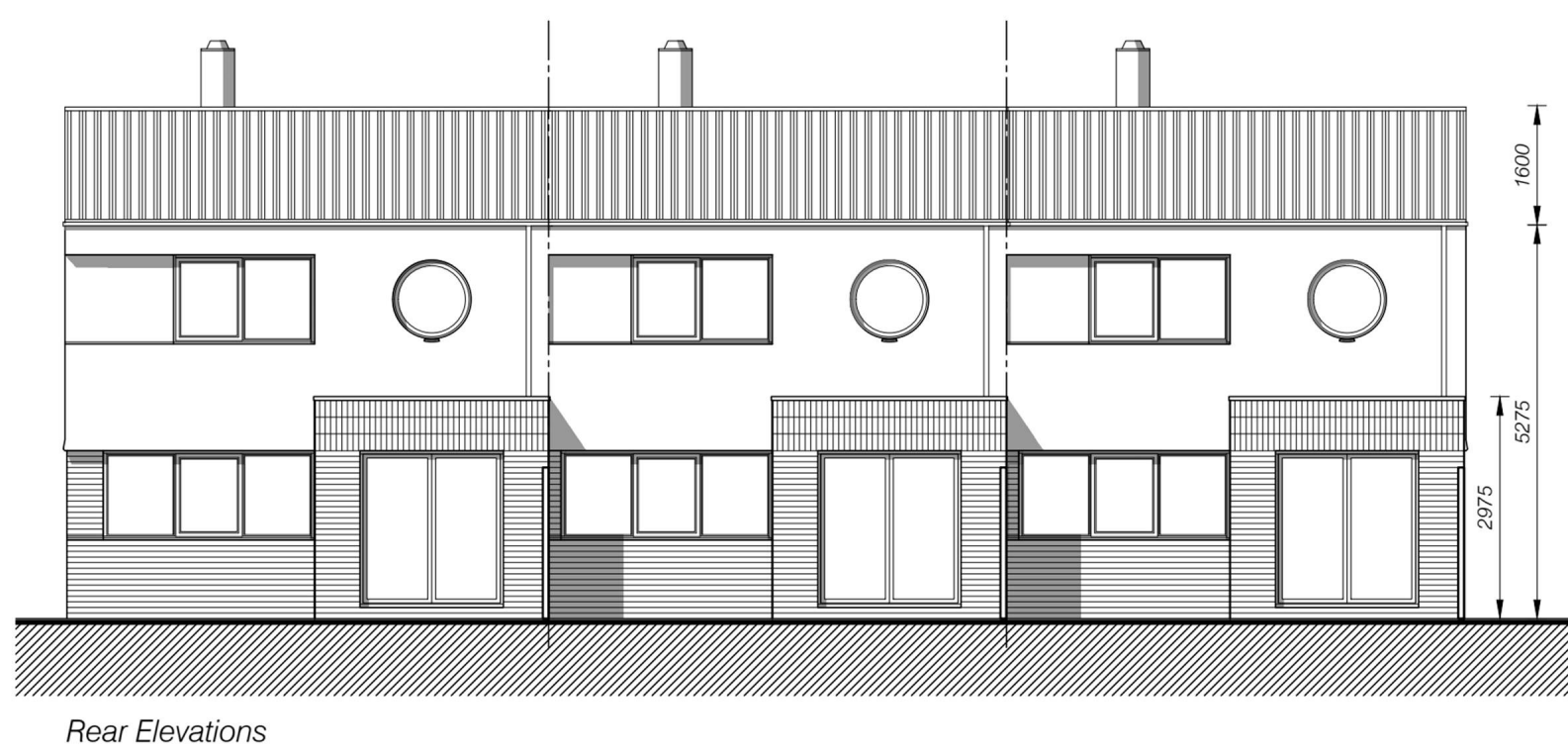
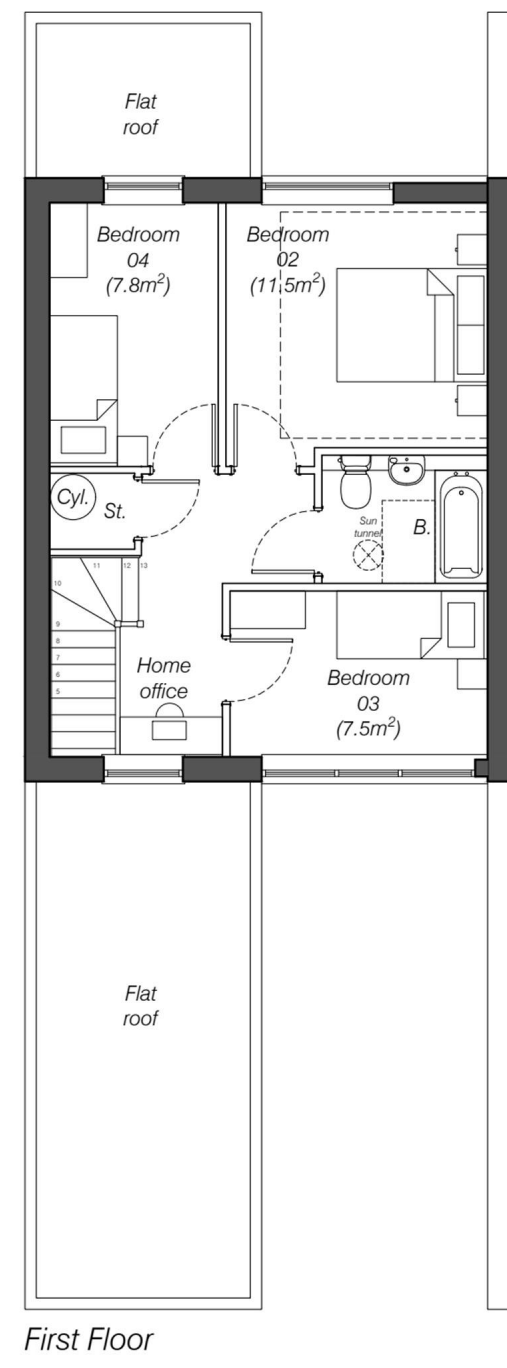
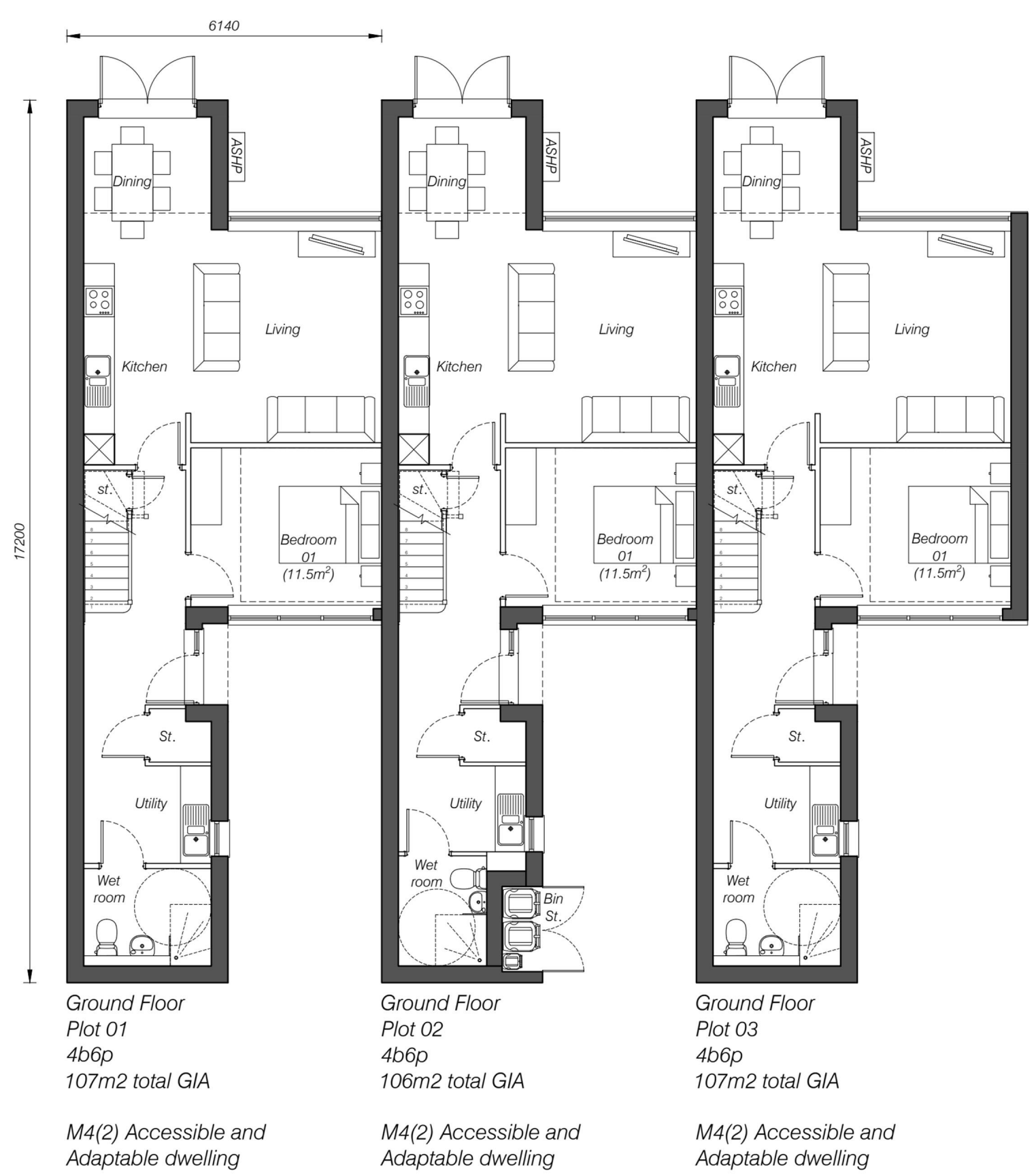
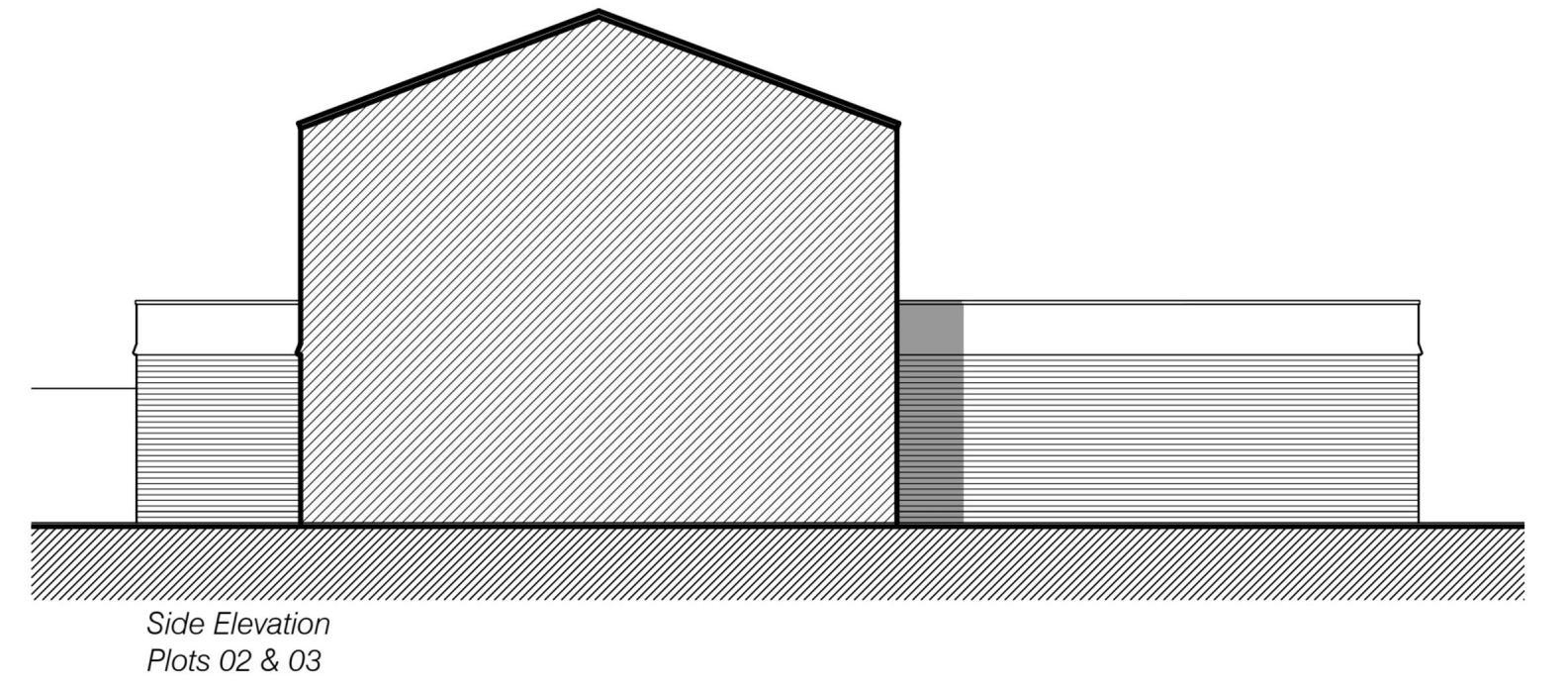
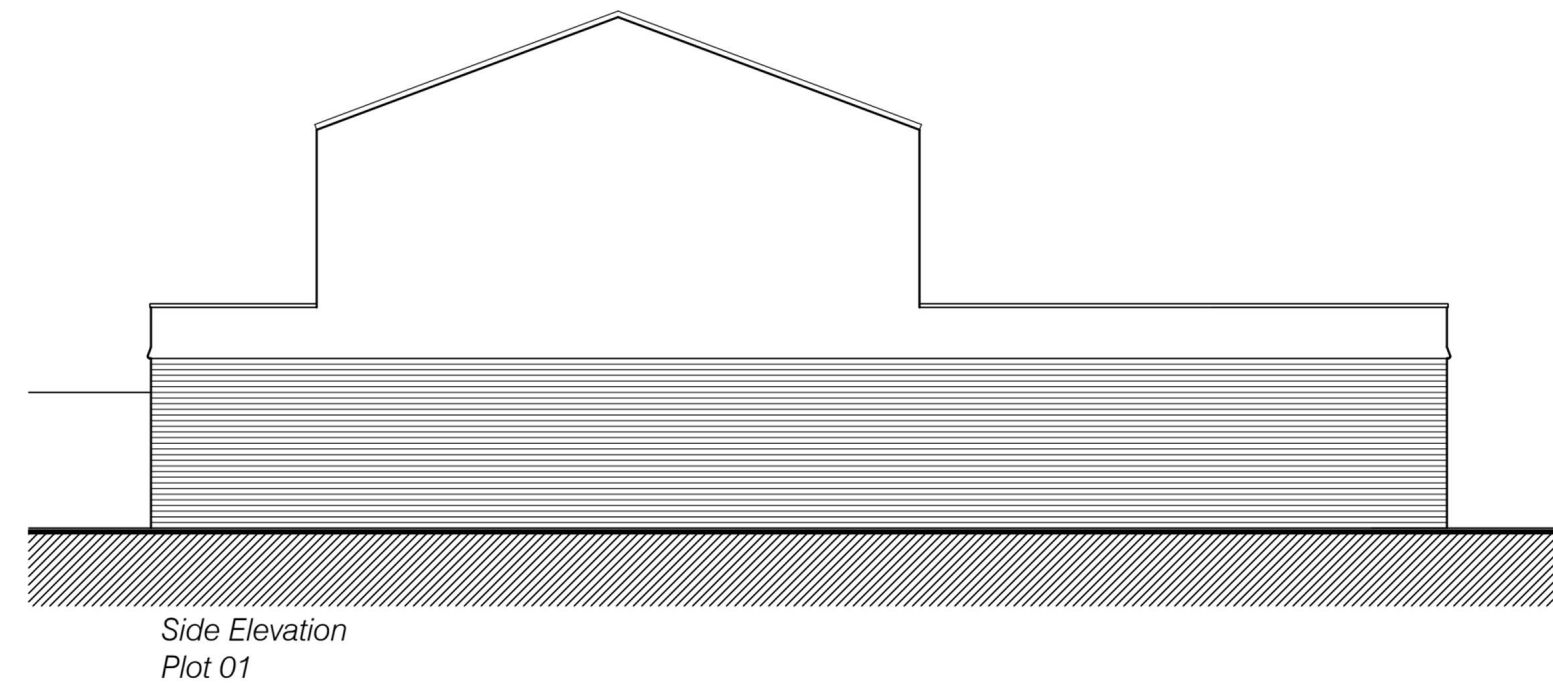
PO Box 7544 Civic Centre  
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826

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revision		
issue	PLANNING	
client	Chelmsford City Council	
project	Site no.1, Pease Place, East Hanningfield	
title	Proposed Plans & Elevations	
<b>john finch partnership</b> chartered architects & town planning consultants		
 88 Broomfield Road Chelmsford CM1 1SS 01245 354319/250780 admin@johnfinchpartnership.co.uk		
date	08.03.2023	scale 1:100 @ A1
drawn	jm/jh	checked jm
dwg no	3557:03	revision E
www.johnfinchpartnership.co.uk		





**LANDSCAPE SPECIFICATION:**

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

**TOPSOIL**

**Importation:**

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

**Handling:**

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

**PLANTING**

**Seeding & Turfing:**

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

**Watering:**

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

**Site Clearance:**

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

**Soil Conditions:**

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

**Plants:**

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

**Timing:**

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

**Cultivation:**

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

**Weeding of planted areas:**

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

**Mulching:**

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

**Spot treatment of weeds:**

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

**MANAGEMENT**

**Protection of existing vegetation:**

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

**Inspection Timetable:**

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



**PLANT SCHEDULE**

TREES						
QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT	
3No.	Ame Rob hs	Amelanchier lamarckii 'Robin Hill'	B	STD	12-14cm	
3No.	CRA MON hs	Crataegus monogyna	B	STD	12-14cm	
1No.	LIQ WOR ss	Liquidamber styraciflua 'Worpleston'	B	STD	10-12cm	
3No.	MAL Eve f	Malus 'Evereste'	C	FTH	150-200cm	
2No.	SOR LUT hs	Sorbus aria 'Lutescens'	B	STD	12-14cm	

**HEDGES**

QTY	CODE	PLANT NAME	STOCK	SIZE
9m	Pit Sil Hedge	Philosporum 'Silver Queen'	C 3L	40-60cm
18No.	Plants spaced @ 2m in a Single Row			
9m	Yew Hedge1	Taxus baccata	C 3L	40-60cm
36No.	Plants spaced @ 4m in a Single Row			

**PLANT MIXES**

PERCENT	QTY	PLANT NAME	STOCK	SIZE
33m2 ORNAMENTAL GRASSY MIX planted @ 4/m2				
25%	33No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	33No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	26No.	Pennisetum alopecuroides 'Harmeln'	C 2L	40-60cm
10%	13No.	Geranium 'Rozanne'	C 3L	40-60cm
20%	26No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm

**NOTES AND ABBREVIATIONS:**

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

**Additional parking - Payne Place**



**KEY**

- Planting-Hedges
- Planting-Shrubs
- Grass - Lawn
- Tree-Proposed
- Bituminous wearing surface for trafficable areas designed to engineers detail. Colour: Black.
- Marshalls permeable concrete sett paving (charcoal), laid random stretcher pattern.
- Marshalls Saxon concrete slab paving (natural), size 450x450mm, laid stretcher pattern.
- Timber closeboard fence, 1800mm high.
- Gate.

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REVISION		DESCRIPTION
REV	DATE	
A	21.12.2022	Additional parking
B	28.02.2023	Additional trees to rear garden added.
C	09.03.2023	Planting changes to meet planning guides.

	<b>Kirsten Bowden</b> CHARTERED LANDSCAPE ARCHITECT
	T. 07790 107541 E. kirsten.bowden@hotmail.co.uk W. www.kirstenbowden.co.uk
<b>Site</b>	Site No.1. Pease Place, East Hanningfield, Chelmsford.
<b>Client</b>	Chelmsford City Council.
<b>Drawing Title</b>	Landscape Proposals
<b>Drawn by:</b> KB	<b>Purpose of issue:</b> Planning
<b>Date</b> 08.11.2022	<b>Scale</b> 1:200 @ A2
<b>Job Number</b> 2022_51	<b>Drawing No.</b> 001
	<b>Rev</b> C





*Proposed Front Visualisation*

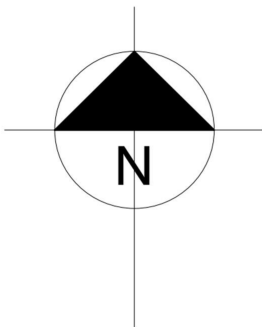


*Street Context Visualisation*



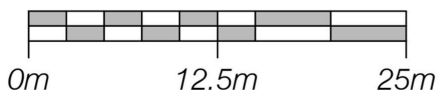
*Proposed Rear Visualisation*

revision		
issue	PLANNING	
client	Chelmsford City Council	
project	Site no.1, Pease Place, East Hanningfield	
title	Proposed Visualisations	
 <b>john finch partnership</b> chartered architects & town planning consultants		
		
88 Broomfield Road Chelmsford CM1 1SS 01245 354319/250780 admin@johnfinchpartnership.co.uk <a href="http://www.johnfinchpartnership.co.uk">www.johnfinchpartnership.co.uk</a>		
date	08.11.22	scale Unscaled @ A3
drawn	ht/jh	checked jm
dwg no	3557:04	revision -



## Location plan

A4 SHEET @ 1:500



revision

issue

PLANNING

client

Chelmsford City Council

project

Site no.1, Pease Place,  
East Hanningfield

title

Location Plan

**john finch partnership**  
chartered architects & town planning consultants



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

www.johnfinchpartnership.co.uk

date 05.10.22

scale 1:500/1250 @ A3

drawn jm/jh

checked jm

dwg no

3557:01

revision

E





Our Ref: JBA 22/277 ECO2a SR

18<sup>th</sup> October 2022

Revision A – 20<sup>th</sup> December 2022

On behalf of Chelmsford City Council

## **Biodiversity Net Gain Calculation for the East Hanningfield Site 1, Chelmsford, Essex**

James Blake Associates Ltd. (JBA) was commissioned by Chelmsford City Council to provide a biodiversity net gain calculation for the proposed development at East Hanningfield Site 1, Chelmsford, Essex (Chelmsford City Council).

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

### **Background**

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

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

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

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

### **Methodology and Rationale**

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

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tel: 01284 335797 email: [jamesblake@jba-landmarc.com](mailto:jamesblake@jba-landmarc.com)

Chairman: James Blake BA (Hons) Dip LA (Hons) CMLI

Company Secretary: Louise Blake BSc PGCE

Directors: Elzbieta Zebrowska MSc Eng LArch MScEnvSc CMLI

Associate Directors: Vivienne Jackson : Marie Lowe CIMA Cert BA

Associate Director - Strategic Landscape Division: Abby Stallwood BSc (Hons) PG Dip LM CMLI

[www.jba-landmarc.com](http://www.jba-landmarc.com)

Registration no. 08169866 VAT no. 512.4127 91

Baseline habitats consist of amenity grassland, hardstanding and two street trees. A native hedgerow is also present at the northern boundary of the site.

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

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

None of the amenity grassland will be retained due to the likely space required for construction and will be replaced with vegetated rear residential gardens. The two street trees will be retained and protected as part of the development; however, the native hedgerow will be lost.

To mitigate for the loss of native hedgerow, replacement native hedgerows are to be provided as well as non-native hedging.

## Evaluation

Although the existing habitats are of low biodiversity value, the loss of amenity grassland will need to be mitigated for via off-site provision (same distinctiveness or better habitat required). This is required to meet at least 10% net gain and to meet the 'trading standards' within the metric. A number of small sites are currently being proposed by Chelmsford City Council and as part of the Medway Close development, 0.1ha of woodland will be enhanced which will meet the offsetting requirement for East Hanningfield (site 1).

With the offsite woodland enhancement (0.03ha in this case), the overall score is a gain of 10.74% for habitat units. The development will also have a 18.43% gain in hedgerow units.

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

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

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

## Management for Woodland Enhancement

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

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

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

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

## Conclusions

Based on the landscape proposals prepared by Kirsten Bowden (2022) and assessor assumptions, the development will have a 18.43% gain in hedgerow units and 10.74% for habitat units (including the offsite woodland enhancement). Enhancement recommendations are provided within this report.

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

Yours sincerely,

**Sam Rigg ACIEEM**

**Ecologist**

James Blake Associates Ltd.

## References

Kirsten Bowden (2022) *Landscape Proposals for Site 1, Pease Place, East Hanningfield, Chelmsford*.

James Blake Associates Ltd. (2021) *Preliminary Ecological Appraisal of East Hanningfield Site 1, Chelmsford, Essex*. On behalf of Chelmsford City Council.

**Appendix A.** Proposed Block Plan

**LANDSCAPE SPECIFICATION:**

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

**TOPSOIL**

**Importation:**

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

**Handling:**

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

**PLANTING**

**Seeding & Turfing:**

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

**Watering:**

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

**Site Clearance:**

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

**Soil Conditions:**

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

**Plants:**

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

**Timing:**

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

**Cultivation:**

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

**Weeding of planted areas:**

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

**Mulching:**

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

**Spot treatment of weeds:**

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

**MANAGEMENT**

**Protection of existing vegetation:**

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

**Inspection Timetable:**

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



**PLANT SCHEDULE**

**TREES**

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
3No.	Ame lam f	Amelanchier lamarckii	B	FTH	150-180cm
1No.	LIQ WOR ss	Liquidambar styraciflua 'Worplesdon'	B	STD	10-12cm
2No.	SOR LUT hs	Sorbus aria 'Lutescens'	B	STD	12-14cm

**HEDGES**

QTY	CODE	PLANT NAME	STOCK	SIZE
9m	Pit Sill Hedge	Phytosporum 'Silver Queen'	C 3L	40-60cm
18No.	Plants spaced @ 2/m	in a Single Row		
9m	Yew Hedge 1	Taxus baccata	C 3L	40-60cm
36No.	Plants spaced @ 4/m	in a Single Row		

**PLANT MIXES**

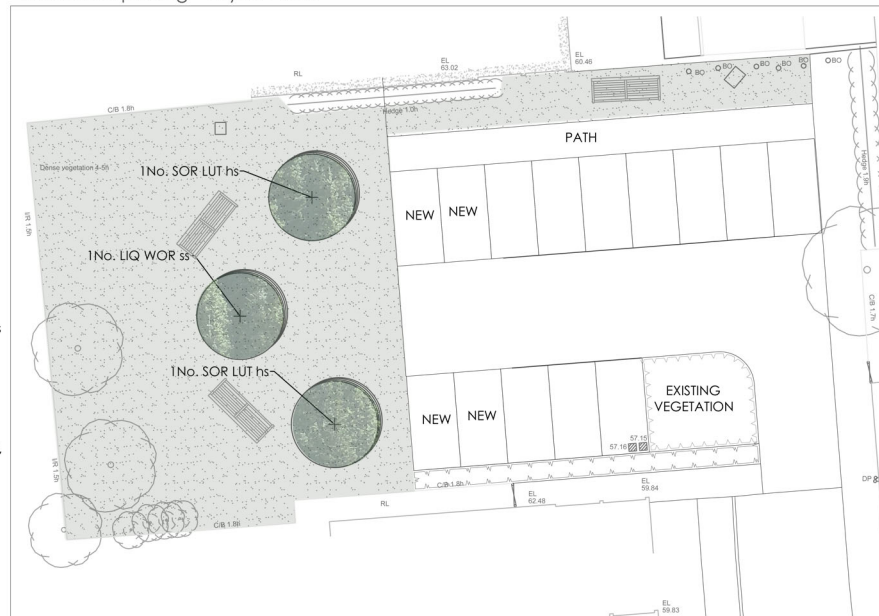
PERCENT	QTY	PLANT NAME	STOCK	SIZE
33m2	ORNAMENTAL GRASSY MIX	planted @ 4/m2		
25%	33No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	33No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	26No.	Pennisetum alopecuroides 'Hornet'	C 2L	40-60cm
10%	13No.	Geranium 'Rozanne'	C 2L	40-60cm
20%	26No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm

Individual varieties to be planted in groups of approximately 3, 5 or 7.

**NOTES AND ABBREVIATIONS:**

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

**Additional parking - Payne Place**



**KEY**

- Planting-Hedges
- Planting-Shrubs
- Grass - Lawn
- Tree-Proposed
- Bituminous wearing surface for trafficable areas designed to engineers detail. Colour: Black.
- Marshalls permeable concrete self paving (charcoal), laid random stretcher pattern.
- Marshalls Saxon concrete slab paving (natural), size 450x450mm, laid stretcher pattern.
- Timber closeboard fence, 1800mm high.
- Gate.

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REVISION		DESCRIPTION
REV	DATE	
A	21.12.2022	Additional parking

<p><b>Kirsten Bowden</b> CHARTERED LANDSCAPE ARCHITECT 1. 07710 107341 E. kirsten.bowden@hotmail.co.uk W. www.kirstenbowden.co.uk</p>	<b>Site</b>	Site No.1 Pease Place, East Hanningfield, Chelmsford.
	<b>Client</b>	Chelmsford City Council.
<b>Drawing Title</b>	Landscape Proposals	
<b>Drawn by:</b> KB	<b>Purpose of issue:</b> Planning	
<b>Date</b> 08.11.2022	<b>Scale</b> 1:200 @ A2	
<b>Job Number</b> 2022_51	<b>Drawing No.</b> 001	<b>Rev</b> A



# Transport Statement



<b>Ref</b>	JTP 636
<b>Site Name</b>	Pease Place, East Hanningfield
<b>Date</b>	December 2022


## Quality Assurance

Site name: Pease Place, East Hanningfield

Client name: Chelmsford City Council

Type of report: Transport Statement

Prepared and Reviewed by: Steve Amann BSc (Hons) MSc (Eng)

Signed 

Date: December 2022





# Pease Place, East Hanningfield

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# Pease Place, East Hanningfield

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## 1 Introduction

### Brief

- 1.1 Journey Transport Planning Ltd has been instructed by Chelmsford City Council to undertake a Transport Statement in support of a full planning application to Chelmsford City Council pursuant to proposals for a residential development for 3 dwellings (C3 use), hard and soft landscaping and associated parking and infrastructure on land to the west of Pease Place, East Hanningfield. The location of the site is illustrated in **Appendix 1**.

### Background

- 1.2 This Transport Statement provides a summary of investigations at the site and its access pursuant to demonstrating the proposal will not have a detrimental impact on highway safety or capacity in the vicinity of the site and moreover that the proposal is suitably located for access via means other than the private car.
- 1.3 The following matters are considered in this appraisal:
- Site Assessment
  - National and Local Policy Review
  - Development Proposals and assessment of the traffic impact of the proposal
  - Parking assessment and servicing appraisal

# Pease Place, East Hanningfield

## 2 Site Assessment

### Existing Information

- 2.1 The proposal site is located on the site of an existing parking area off Pease Place, East Hanningfield. The site location is shown in **Appendix 1**.
- 2.2 Access to the site is proposed directly from Pease Place.

### Public Transport Information

- 2.3 Public transport availability in the vicinity of the site has been examined and a regular bus service operate along The Tye to the east at existing stops within 600m of the site. The services are operated by First Essex and provide regular timetabled services to Southend and Chelmsford. The service is summarised in Table 2.1 below and full details of the service can be found in **Appendix 2**.

**Table 2.1 The Tye Bus Service**

Service Number	Route	Frequency
3	Chelmsford-Southend	Two Hourly

- 2.4 The available public transport services in the vicinity of the site represent a reasonable level of service given the sites' village location and as such the site is considered to be accessible by bus based public transport.

### Walking and Cycling Assessment

- 2.5 Cycling has the potential to substitute for short car trips, particularly those less than five kilometres. Cycle access to the proposal has been considered in detail. For the purposes of cycle accessibility, a cycling time of 20 minutes, which equates to five kilometres at an average speed of 15kph, has been assumed.
- 2.6 The five kilometre catchment area of the proposal site includes East Hanningfield, Bicknacre and parts of South Woodham and as such is within reasonable cycling distance of a range of associated facilities, amenities and essential services including nursery, primary schools, pubs, restaurants and retail outlets.
- 2.7 The roads in the vicinity are of a good quality and due to the relatively flat nature of the area, are considered suitable for cycling.
- 2.8 In consideration of the site location and its connections with the wider area, the site offers excellent opportunities for access by bike.
- 2.9 With respect to pedestrian access walking offers potential to replace short car trips, particularly those under 2km and is generally considered the maximum acceptable distance to directly access any local facility or amenity.
- 2.10 The site is in walking distance of nearby bus stops, a convenience store with post office, a primary school, two restaurants and an employment area.

## Pease Place, East Hanningfield

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- 2.11 In consideration of the above, the site is suitably located in accessibility terms by cycle and public transport and provides opportunities for access via means other than the private car.

### Safety Considerations and Accident Analysis

- 2.12 The accident record in the vicinity of the site has been considered and the Essex County Council Collision database indicates that there have been no accidents in the vicinity in the latest available 3 year period between October 2019 and October 2022.
- 2.13 The proposals by virtue of their very limited impact are very unlikely to have a material impact on that record.

## 3 Policy Background

### National Policy

- 3.1 Relevant policy guidance relating to new development, and transport and land use planning is set out at national level in the following document:
- the National Planning Policy Framework
- 3.2 This document set the context in which the proposals have been assessed.

### The National Planning Policy Framework (NPPF)

- 3.3 The National Planning Policy Framework (NPPF, 2021) in this document the government sets out its core principles for the planning system in England.
- 3.4 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

### Promoting Sustainable Transport

- 3.5 The NPPF in promoting sustainable transport considers that for sites to be allocated for development in plans, or specific applications for development, it should be ensured that:
- A. *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
  - B. *safe and suitable access to the site can be achieved for all users; and*
  - C. *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*
- 3.6 The framework goes on to re-iterate that **Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.**
- 3.7 The NPPF sets out in the context of applications for development that they should:
- A. *give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
  - B. *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
  - C. *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
  - D. *allow for the efficient delivery of goods, and access by service and emergency vehicles; and*

## Pease Place, East Hanningfield

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- E. *be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*
- 3.8 The chapter concludes that ... All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

### Local Policy

- 3.9 The following local policy document constitutes the development plan for Chelmsford City Council:
- The Chelmsford Local Plan 2013-2036
  - Parking Standards Design and Good Practice 2009 (Essex Planning Officers Association) and subsequent Chelmsford City Council adopted standards
  - Development Management Policies, Essex County Council February 2011
- 3.10 The Chelmsford Local Plan sets out the policy, aims and objectives for new development and sustainable transport that support the guidance set out in the NPPF and seeks to develop a sustainable, integrated transport system for the area, which provides necessary access to facilities, services and goods with less dependence on cars and less impact on the environment.
- 3.11 Policy DM 27 - Parking Standards at Developments States that: The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended, when determining planning applications. Proposals which provide below these standards should be supported by evidence detailing the local circumstances that justify deviation from the standard.
- 3.12 The advice contained in the national and local policy documents has been fully considered during the development of this proposal. It is considered that the proposal is in accordance with the aims and objectives of transport policy as it applies to both its location and the use proposed.

### Development Management Policy

- 3.13 Essex County Council (ECC) set out in their publication, Development Management Policies (DMP) Feb 2011, that access to development sites should be considered against the Essex Functional Route Hierarchy.
- 3.14 Pease Place, which provides access to the site, is defined within the Functional Route Hierarchy as an Other Route within the defined settlement and as such there are policy restrictions with respect to access proposals for development. Given its location, the proposal site access is governed by Policy DM4 of the DMP, which states that the Highway Authority will protect the function of other routes by:
- Ensuring that new access points will be designed and constructed in accordance with the current standards
  - Requiring improvements to existing substandard access.

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- 3.15 The aims and objectives of the DMP have been complied with in the development of this proposal and the development being considered accords with that policy.

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## 4 Development Proposals

### Description of Proposal

- 4.1 The proposals consider a residential development for 3 four bedroomed dwellings, hard and soft landscaping and associated parking and infrastructure.
- 4.2 A layout plan of the proposed development is shown in **Appendix 3** and indicates the principal point of access to the site and the general site layout.
- 4.3 As a part of the proposals, the currently truncated section of Pease Place will be opened to through traffic providing direct frontage access to the proposed dwellings.

### Trip Generation

- 4.4 In accordance with standard transport assessment guidelines, the proposals have been considered with respect to the likely level of trips that could be generated and the impact they would have on the local highway network.
- 4.5 The travel demand that could be associated with the proposal has been considered in detail and assessed utilising data from the TRICS trip generation database. Sites within the database have been interrogated to consider sites that are similar in land use, location and size to the proposal being considered.
- 4.6 The TRICS 7.9.3 trip generation database has been interrogated to assess the likely number of vehicular trips that could be associated with 3 dwellings, representing the proposed development.
- 4.7 **Table 4.1** summarises the trip generation rates and provides an estimate of vehicular movements associated with the development proposals.

**Table 4.1 Residential Use Trip Generation Summary**

	AM Peak (08:00-09:00)		PM Peak (17:00-18:00)		Daily Trips 07:00-19:00	
	Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
Trip Rate per Dwelling	0.154	0.321	0.303	0.167	2.342	2.385
Trips per 3 dwellings	1	1	1	1	7	7

- 4.8 **Table 4.1** indicates that the proposed redevelopment could result 2 trips in the AM peak and 2 trips in the PM peak and 14 movements over a typical day.
- 4.9 Given the very low level of vehicular trips that could be generated by the proposals and the opportunities to access the site via means other than the private car, the development will not have a detrimental impact on the operation of the local road network in the vicinity of the site and can be accommodated in terms of capacity and highway safety.
- 4.10 The TRICS data is held in **Appendix 4**.



# Pease Place, East Hanningfield

## Vehicle Parking

- 4.11 The car parking requirements of the proposal have been considered in the context of the requirements set out by Chelmsford City Council in accordance with the following minimum requirements:
- One space per one bed dwelling
  - Two spaces per 2 + Bed Dwelling
  - Visitor Parking 0.25 spaces per dwelling
- 4.12 The proposals comprise 3 four bedroomed dwellings and as such 4 allocated spaces are proposed. As a part of the wider proposal, a further four parking spaces are proposed to in order to re-provide some of the parking lost to the development.
- 4.13 All spaces are proposed at 2.9m by 5.5m.
- 4.14 As a part of the proposals each dwelling will have a cycle parking space in accordance with current standards.

## Local Parking Demand

- 4.15 Following pre-application discussions, the Highway Authority raised concerns with respect to the impact of the loss of car parking provision on the locally available on-street supply and whether the additional demand could be accommodated within the capacity available.
- 4.16 Currently the site accommodates 10 free to use car parking spaces.
- 4.17 In order to provide a robust assessment, and seek to demonstrate that the loss of the spaces will not have a detrimental impact on the local on-street parking supply and moreover can accommodate any displaced parking, the availability and utilisation of on-street car parking in the vicinity has been surveyed utilising the Lambeth Parking survey methodology. The surveys were undertaken 29<sup>th</sup> and 30<sup>th</sup> November and 3<sup>rd</sup> of December 2022.
- 4.18 The survey area included all roads within 100m of the site. In accordance with the Lambeth parking survey methodology with available spaces were identified where they are not subject to legal or practical restrictions.
- 4.19 The plan attached at **Appendix 5** illustrates the available parking within the surveyed area. The surveys were undertaken for the following times
- Tuesday                      09:30, 13:30, 15:30
  - Wednesday                 09:30, 13:30, 15:30
  - Saturday                     08:30, 13:30, 15:30
- 4.20 The results of the surveys are summarised in Table 4.1 below

# Pease Place, East Hanningfield

**Table 4.1 Pease Place Parking Beat Survey Summary**

Time Period	On Street Spaces		%age Utilisation
	Spaces Available	Spaces Utilised	
Tues 09:30	115	49	43%
Tues 13:30	115	42	37%
Tues 15:30	115	49	43%
Weds 09:30	115	40	35%
Weds 13:30	115	46	40%
Weds 15:30	115	49	43%
Sat 08:30	115	63	55%
Sat 13:30	115	64	56%
Sat 15:30	115	61	53%

- 4.21 The surveys identify that within 100m of the site there are a total of 115 available legally usable parking spaces on street and in marked out parking areas not subject to restriction.
- 4.22 During the surveyed days and time periods the data indicates that the maximum utilisation was observed at 13:30 on a Saturday where 64 parked vehicles were surveyed representing a space utilisation of 56% leaving 44 free spaces. At all other times the observed utilisation was between 37% and 55%.
- 4.23 Given the foregoing, any displaced car parking (effectively amounting to a maximum of 6 spaces) can be accommodated within the available supply in the vicinity of the site and moreover would not result in any measurable local parking stress. The re-provision of a further 4 spaces as a part of the proposal will reduce any impact that the loss of parking could have on the local supply.
- 4.24 The parking surveys and plan held in **Appendix 5**.

## Access and Servicing

- 4.25 Access to the proposed dwellings will be achieved directly from Pease Place which will be opened to through traffic as a consequence of the development. This will not only allow direct access to the proposal from Pease Place but will also significantly improve access for emergency vehicles, servicing and deliveries reducing the need for vehicles to turn round and make significant reversing manoeuvres within the highway within the highway.
- 4.26 Deliveries, refuse servicing and emergency access to the dwelling can all be achieved from Pease Place as per the on-going arrangements for the area.

# 5 Summary and Conclusions

## Summary

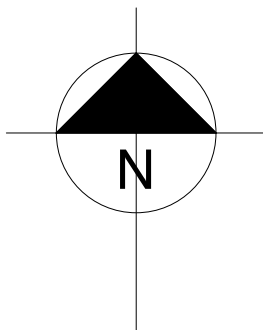
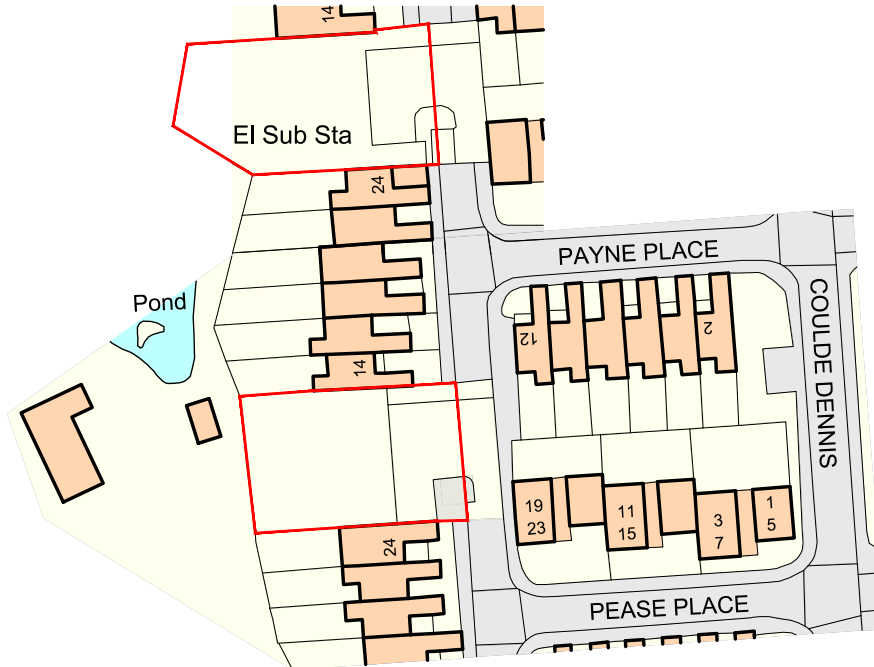
- 5.1 This Transport Statement has been provided in support of a full planning application to Chelmsford City Council for proposals for the redevelopment of land at Pease Place, East Hanningfield, for the purposes of three dwellings, parking and access.
- 5.2 The TRICS trip generation assessment demonstrates that the proposed development would lead to a minimal increase in vehicular trips associated with the site.
- 5.3 The traffic generated by the proposal can be accommodated via the existing access improved arrangements without having a detrimental impact on the operation of the local highway network by virtue of either highway capacity or highway safety.
- 5.4 The site is considered to be in an accessible location for the purposes of access via means other than the private car.
- 5.5 The proposed change of use will incorporate car and cycle parking in accordance with Chelmsford City Council requirements.
- 5.6 The potential displaced parking pressure on local on-street parking that could be created by the development can easily be accommodated by the existing on-street car parking supply without having a detrimental impact in terms of parking stress.
- 5.7 The delivery and emergency manoeuvring requirements for the proposals can be undertaken in accordance with Chelmsford City Council requirements.

## Conclusions

- 5.8 This Transport Statement demonstrates that the proposals have been developed in accordance with the aims and objectives of current national and local policy as it relates to transport and will not have a significant or severe impact on the efficiency or safety of the local transport network.
- 5.9 In view of the foregoing, it is considered that there are no substantive highway or transportation reasons why the proposals as submitted should not be permitted.

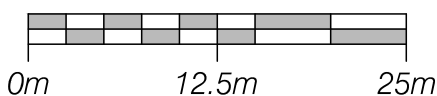


**Appendix 1**  
**Site Location**



## Location plan

A4 SHEET @ 1:500



revision \_\_\_\_\_  
issue \_\_\_\_\_

PLANNING

client \_\_\_\_\_

Chelmsford City Council

project \_\_\_\_\_

Site no.1, Pease Place,  
East Hanningfield

title \_\_\_\_\_

Location Plan

**john finch partnership**  
chartered architects & town planning consultants



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

www.johnfinchpartnership.co.uk

date 05.10.22 scale 1:500/1250 @ A3

drawn jm/jh checked jm

dwg no 3557:01 revision D



**Appendix 2**  
**Public Transport Information**

## First 3 Southend-Chelmsford

**Mondays to Fridays** from 1 August 2022

	3	3	3	3	3	3	3	3
	Sch	NSch				Sch	NSch	
Southend, Travel Centre Stop C	0640	0640	0915	1100	1300	1430	1440	1740
Southend, Victoria Rail Station Stop VF	0643	0643	0919	1104	1304	-	-	1744
Westcliff-on-Sea, Plough Stop B	0649	0649	0925	1110	1310	-	-	1750
Leigh-on-Sea, Church	0658	0658	0936	1121	1321	-	-	1801
Leigh-on-Sea, Thames Drive	0702	0702	0940	1125	1325	-	-	1805
Hadleigh, Church	0707	0707	0944	1129	1329	-	-	1809
Daws Heath, Rivers Corner	0715	0715	0951	1136	1336	-	-	1816
Thundersley, The Woodmans Arms	0719	0719	0955	1140	1340	-	-	1820
Southend, Victoria Rail Station Stop VJ	-	-	-	-	-	1435	1445	-
Rayleigh, The Library	0726	0726	1005	1150	1350	1500	1510	1830
Rayleigh, Rail Station	0728	0728	1008	1153	1353	1503	1513	1833
Rayleigh, The Swayne Park School	-	-	-	-	-	1510	-	-
Rayleigh, Hullbridge Road	0731	0731	1011	1156	1356	1518	1518	1836
Rawreth, Bedloes Corner	0736	0736	1016	1201	1401	1523	1523	1841
Battlesbridge, The Hawk	0738	0738	1019	1204	1404	1526	1526	1844
Rettendon, School	0740	0740	1021	1206	1406	1529	1529	1846
Rettendon, The Bell	0743	0743	1023	1208	1408	1531	1531	1848
Rettendon, Hyde Hall	-	-	1027	1212	1412	1535	1535	1852
East Hanningfield, The Windmill	0749	0749	1031	1216	1416	1539	1539	1856
Howe Green, East Hanningfield Road	0755	0755	1036	1221	1421	1544	1544	1901
Sandon, Woodhill Road	0800	0800	1041	1226	1426	1549	1549	1906
Chelmsford, Retail Market Stop 1	0810	0810	1047	1232	1432	1555	1555	1912
Chelmsford, Bus Station Stand 1	0813	0813	1050	1235	1435	1558	1558	1915
Chelmsford, King Edward VI School	0816	-	-	-	-	-	-	-

### Notes

**NSch** this journey runs during school holidays only

**Sch** this journey runs on schooldays only

## First 3 Southend-Chelmsford

**Saturdays** from 1 August 2022

	3	3	3	3	3	3
Southend, Travel Centre Stop C	0720	0915	1115	1315	1515	1715
Southend, Victoria Rail Station Stop VF	0724	0919	1119	1319	1519	1719
Westcliff-on-Sea, Plough Stop B	0730	0925	1125	1325	1525	1725
Leigh-on-Sea, Church	0741	0936	1136	1336	1536	1736
Leigh-on-Sea, Thames Drive	0745	0940	1140	1340	1540	1740
Hadleigh, Church	0749	0944	1144	1344	1544	1744
Daws Heath, Rivers Corner	0756	0951	1151	1351	1551	1751
Thundersley, The Woodmans Arms	0800	0955	1155	1355	1555	1755
Rayleigh, The Library	0810	1005	1205	1405	1605	1805
Rayleigh, Rail Station	0813	1008	1208	1408	1608	1808
Rayleigh, Hullbridge Road	0816	1011	1211	1411	1611	1811
Rawreth, Bedloes Corner	0821	1016	1216	1416	1616	1816
Battlesbridge, The Hawk	0824	1019	1219	1419	1619	1819
Rettendon, School	0826	1021	1221	1421	1621	1821
Rettendon, The Bell	0828	1023	1223	1423	1623	1823
Rettendon, Hyde Hall	0832	1027	1227	1427	1627	1827
East Hanningfield, The Windmill	0836	1031	1231	1431	1631	1831
Howe Green, East Hanningfield Road	0841	1036	1236	1436	1636	1836
Sandon, Woodhill Road	0846	1041	1241	1441	1641	1841
Chelmsford, Retail Market Stop 1	0852	1047	1247	1447	1647	1847
Chelmsford, Bus Station Stand 1	0855	1050	1250	1450	1650	1850



## First 3 Chelmsford-Southend

**Mondays to Fridays** from 1 August 2022

	3	3	3	3	3	3	3	3
	Sch	NSch				Sch	NSch	
Chelmsford, King Edward VI School	-	-	-	-	-	1557	-	-
Chelmsford, Bus Station Stand 1	0717	0722	0900	1100	1300	1600	1600	1730
Chelmsford, H&M Stop Db	0720	0725	0903	1103	1303	1603	1603	1733
Sandon, Woodhill Road	0727	0732	0910	1110	1310	1610	1610	-
Howe Green, East Hanningfield Road	0731	0736	0914	1114	1314	1614	1614	1743
East Hanningfield, The Windmill	0736	0741	0919	1119	1319	1619	1619	1750
Rettendon, Hyde Hall	0740	0745	0923	1123	1323	1623	1623	-
Rettendon, The Bell	0744	0749	0927	1127	1327	1627	1627	1756
Rettendon, School	0746	0751	0929	1129	1329	1629	1629	1759
Battlesbridge, The Hawk	0749	0754	0931	1131	1331	1631	1631	1801
Rawreth, Bedloes Corner	0752	0757	0934	1134	1334	1634	1634	1804
Rayleigh, Hullbridge Road	0757	0802	0939	1139	1339	1639	1639	-
Rayleigh, The Sweyne Park School	0803	-	-	-	-	-	-	-
Rayleigh, Rail Station	0807	0807	0942	1142	1342	1642	1642	-
Rayleigh, High Street Stop 1	0810	0810	0945	1145	1345	1645	1645	-
Thundersley, The Woodmans Arms	0820	0820	0955	1155	1355	1655	1655	-
Daws Heath, Rivers Corner	0823	0823	0958	1158	1358	1658	1658	-
Hadleigh, Morrisons	0827	0827	1002	1202	1402	1702	1702	1834
Leigh-on-Sea, Thames Drive	0831	0831	1006	1206	1406	1706	1706	1837
Leigh-on-Sea, Rectory Grove	0835	0835	1010	1210	1410	1710	1710	-
Westcliff-on-Sea, Plough	0844	0844	1019	1219	1419	1719	1719	1847
Southend, Victoria Rail Station Stop VE	0850	0850	1025	1225	1425	1725	1725	1852
Southend, Travel Centre	0855	0855	1028	1228	1428	1730	1730	1854

### Notes

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**Sch** this journey runs on schooldays only

## First 3 Chelmsford-Southend

**Saturdays** from 1 August 2022

	3	3	3	3	3	3
Chelmsford, Bus Station Stand 1	0720	0920	1120	1320	1520	1720
Chelmsford, H&M Stop Db	0723	0923	1123	1323	1523	1723
Sandon, Woodhill Road	0730	0930	1130	1330	1530	1730
Howe Green, East Hanningfield Road	0734	0934	1134	1334	1534	1734
East Hanningfield, The Windmill	0739	0939	1139	1339	1539	1739
Rettendon, Hyde Hall	0743	0943	1143	1343	1543	1743
Rettendon, The Bell	0747	0947	1147	1347	1547	1747
Rettendon, School	0749	0949	1149	1349	1549	1749
Battlesbridge, The Hawk	0751	0951	1151	1351	1551	1751
Rawreth, Bedloes Corner	0754	0954	1154	1354	1554	1754
Rayleigh, Hullbridge Road	0759	0959	1159	1359	1559	1759
Rayleigh, Rail Station	0802	1002	1202	1402	1602	1802
Rayleigh, High Street Stop 1	0805	1005	1205	1405	1605	1805
Thundersley, The Woodmans Arms	0815	1015	1215	1415	1615	1815
Daws Heath, Rivers Corner	0818	1018	1218	1418	1618	1818
Hadleigh, Morrisons	0822	1022	1222	1422	1622	1822
Leigh-on-Sea, Thames Drive	0826	1026	1226	1426	1626	1826
Leigh-on-Sea, Rectory Grove	0830	1030	1230	1430	1630	1830
Westcliff-on-Sea, Plough	0839	1039	1239	1439	1639	1839
Southend, Victoria Rail Station Stop VE	0845	1045	1245	1445	1645	1845
Southend, Travel Centre	0850	1050	1250	1450	1650	1850



**Appendix 3**  
**Development Layout**





## **Appendix 4**

### **TRICS Data**

Calculation Reference: AUDIT-757101-221208-1226

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL  
Category : A - HOUSES PRIVATELY OWNED  
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	1 days
	MW MEDWAY	1 days
03	SOUTH WEST	
	GS GLOUCESTERSHIRE	1 days
	SM SOMERSET	2 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	SF SUFFOLK	2 days
05	EAST MIDLANDS	
	NM WEST NORTHAMPTONSHIRE	1 days
	NN NORTH NORTHAMPTONSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	SY SOUTH YORKSHIRE	2 days
08	NORTH WEST	
	AC CHESHIRE WEST & CHESTER	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

*This section displays the number of survey days per TRICS® sub-region in the selected set*

Primary Filtering selection:

*This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.*

Parameter: No of Dwellings  
Actual Range: 8 to 47 (units: )  
Range Selected by User: 6 to 50 (units: )

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 22/06/22

*This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.*

Selected survey days:

Tuesday	4 days
Wednesday	3 days
Thursday	2 days
Friday	5 days

*This data displays the number of selected surveys by day of the week.*

Selected survey types:

Manual count	14 days
Directional ATC Count	0 days

*This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.*

Selected Locations:

Neighbourhood Centre (PPS6 Local Centre) 14

*This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.*

*This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.*

Secondary Filtering selection:

Use Class:

C3 14 days

*This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS@.*

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,000 or Less 2 days  
 1,001 to 5,000 10 days  
 5,001 to 10,000 2 days

*This data displays the number of selected surveys within stated 1-mile radii of population.*

Population within 5 miles:

25,001 to 50,000 3 days  
 50,001 to 75,000 2 days  
 75,001 to 100,000 2 days  
 125,001 to 250,000 5 days  
 250,001 to 500,000 1 days  
 500,001 or More 1 days

*This data displays the number of selected surveys within stated 5-mile radii of population.*

Car ownership within 5 miles:

0.6 to 1.0 5 days  
 1.1 to 1.5 7 days  
 1.6 to 2.0 2 days

*This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.*

Travel Plan:

Yes 3 days  
 No 11 days

*This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.*

PTAL Rating:

No PTAL Present 14 days

*This data displays the number of selected surveys with PTAL Ratings.*

Covid-19 Restrictions Yes At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

LIST OF SITES relevant to selection parameters

1	AC-03-A-05 MEADOW DRIVE NORTHWICH BARNTON Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 40 <i>Survey date: FRIDAY 30/04/21</i>	SEMI -DETACHED & TERRACED	CHESHIRE WEST & CHESTER	<i>Survey Type: MANUAL</i>
2	CA-03-A-07 FIELD END NEAR ELY WITCHFORD Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 32 <i>Survey date: THURSDAY 27/05/21</i>	MIXED HOUSES	CAMBRI DGESHI RE	<i>Survey Type: MANUAL</i>
3	ES-03-A-06 BISHOPS LANE RINGMER  Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 12 <i>Survey date: WEDNESDAY 16/06/21</i>	MIXED HOUSES	EAST SUSSEX	<i>Survey Type: MANUAL</i>
4	GS-03-A-02 OAKRIDGE NEAR GLOUCESTER HIGHNAM Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 40 <i>Survey date: FRIDAY 23/04/21</i>	DETACHED HOUSES	GLOUCESTERSHI RE	<i>Survey Type: MANUAL</i>
5	MW-03-A-01 ROCHESTER ROAD NEAR CHATHAM BURHAM Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 8 <i>Survey date: FRIDAY 22/09/17</i>	DETACHED & SEMI -DETACHED	MEDWAY	<i>Survey Type: MANUAL</i>
6	NM-03-A-02 HARLESTONE ROAD NEAR NORTHAMPTON CHAPEL BRAMPTON Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 47 <i>Survey date: TUESDAY 20/10/20</i>	DETACHED & SEMI -DETACHED	WEST NORTHAMPTONSHI RE	<i>Survey Type: MANUAL</i>
7	NN-03-A-01 MAIN STREET NEAR WELLINGBOROUGH LITTLE HARROWDEN Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 44 <i>Survey date: TUESDAY 20/10/20</i>	MIXED HOUSES & FLATS	NORTH NORTHAMPTONSHI RE	<i>Survey Type: MANUAL</i>
8	SF-03-A-06 BURY ROAD KENTFORD  Neighbourhood Centre (PPS6 Local Centre) Village Total No of Dwellings: 38 <i>Survey date: FRIDAY 22/09/17</i>	DETACHED & SEMI -DETACHED	SUFFOLK	<i>Survey Type: MANUAL</i>



LIST OF SITES relevant to selection parameters (Cont.)

9	SF-03-A-08	MIXED HOUSES	SUFFOLK
	STANNINGFIELD ROAD		
	NEAR BURY ST EDMUNDS		
	GREAT WHELNETHAM		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	34	
	Survey date: WEDNESDAY	16/09/20	Survey Type: MANUAL
10	SM-03-A-02	MIXED HOUSES	SOMERSET
	HYDE LANE		
	NEAR TAUNTON		
	CREECH SAINT MICHAEL		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	42	
	Survey date: TUESDAY	25/09/18	Survey Type: MANUAL
11	SM-03-A-03	MIXED HOUSES	SOMERSET
	HYDE LANE		
	NEAR TAUNTON		
	CREECH ST MICHAEL		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	41	
	Survey date: TUESDAY	25/09/18	Survey Type: MANUAL
12	SY-03-A-02	DETACHED & BUNGALOWS	SOUTH YORKSHIRE
	MANOR ROAD		
	NEAR SHEFFIELD		
	WALES		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	25	
	Survey date: THURSDAY	10/09/20	Survey Type: MANUAL
13	SY-03-A-03	BUNGALOWS & DETACHED	SOUTH YORKSHIRE
	CHURCH LANE		
	NEAR BARNSELEY		
	WORSBROUGH		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	19	
	Survey date: WEDNESDAY	09/09/20	Survey Type: MANUAL
14	TW-03-A-03	MIXED HOUSES	TYNE & WEAR
	STATION ROAD		
	NEAR NEWCASTLE		
	BACKWORTH		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	33	
	Survey date: FRIDAY	13/11/15	Survey Type: MANUAL

*This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.*

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED  
 TOTAL VEHICLES  
 Calculation factor: 1 DWELLS  
 BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	14	33	0.088	14	33	0.262	14	33	0.350
08:00 - 09:00	14	33	0.154	14	33	0.321	14	33	0.475
09:00 - 10:00	14	33	0.147	14	33	0.224	14	33	0.371
10:00 - 11:00	14	33	0.167	14	33	0.171	14	33	0.338
11:00 - 12:00	14	33	0.220	14	33	0.198	14	33	0.418
12:00 - 13:00	14	33	0.167	14	33	0.174	14	33	0.341
13:00 - 14:00	14	33	0.187	14	33	0.180	14	33	0.367
14:00 - 15:00	14	33	0.193	14	33	0.178	14	33	0.371
15:00 - 16:00	14	33	0.226	14	33	0.196	14	33	0.422
16:00 - 17:00	14	33	0.248	14	33	0.182	14	33	0.430
17:00 - 18:00	14	33	0.303	14	33	0.167	14	33	0.470
18:00 - 19:00	14	33	0.242	14	33	0.132	14	33	0.374
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
<b>Total Rates:</b>			2.342			2.385			4.727

*This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.*

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP\*FACT. Trip rates are then rounded to 3 decimal places.*

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Parameter summary

Trip rate parameter range selected: 8 - 47 (units: )  
 Survey date range: 01/01/14 - 22/06/22  
 Number of weekdays (Monday-Friday): 14  
 Number of Saturdays: 0  
 Number of Sundays: 0  
 Surveys automatically removed from selection: 1  
 Surveys manually removed from selection: 0

*This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.*





**Appendix 5**  
**Parking Plan and Survey**

34111 Chelmsford  
Area 3 - Coude Dennis, CM3 8UY  
Street Inventory  
Tuesday 29th November 2022



Legend:

-  Dropped Kerb
-  Parking Bay



ADVANCED  
TRANSPORT  
RESEARCH

Based on Ordnance Survey mapping (C) Crown Copyright

	Street	Total Length of Available Kerb Space	Length of Junctions	Length of stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
0930 Tuesday 29th November 2022	Nicholson Place	114	5	56	48	9	8	89%	5	2	2	100%
	Ashley Green	48	5	25	18	3	0	0%				
	Coulde Dennis	137	5	15	97	19	4	21%	20	8	4	50%
	Coulde Dennis Car Park								10	4	1	25%
	Payne Place (West)	97	5	47	45	9	8	89%				
	Payne Place Car Park								25	10	4	40%
	Payne Place (East)	48	5	0	43	8	3	38%				
	Pease Place	99	5	57	37	7	7	100%				
	Pease Place Car Park								25	10	6	60%
	Filliol Close	51	5	0	41	8	1	13%	5	2	1	50%
Back Lane	115	0	34	81	16	0	0%					
<b>Total per Beat by restriction</b>					79	31	39%		36	18	50%	
<b>Total per Beat</b>					115	49	43%					

	Street	Total Length of Available Kerb Space	Length of Junctions	Length of stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
1330 Tuesday 29th November 2022	Nicholson Place	114	5	56	48	9	6	67%	5	2	1	50%
	Ashley Green	48	5	25	18	3	0	0%				
	Coulde Dennis	137	5	15	97	19	3	16%	20	8	3	38%
	Coulde Dennis Car Park								10	4	1	25%
	Payne Place (West)	97	5	47	45	9	6	67%				
	Payne Place Car Park								25	10	4	40%
	Payne Place (East)	48	5	0	43	8	5	63%				
	Pease Place	99	5	57	37	7	7	100%				
	Pease Place Car Park								25	10	4	40%
	Filliol Close	51	5	0	41	8	1	13%	5	2	1	50%
Back Lane	115	0	34	81	16	0	0%					
<b>Total per Beat by restriction</b>					79	28	35%		36	14	39%	
<b>Total per Beat</b>					115	42	37%					

	Street	Total Length of Available Kerb Space	Length of Junctions	Length of stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
1530 Tuesday 29th November 2022	Nicholson Place	114	5	56	48	9	8	89%	5	2	1	50%
	Ashley Green	48	5	25	18	3	1	33%				
	Coulde Dennis	137	5	15	97	19	6	32%	20	8	3	38%
	Coulde Dennis Car Park								10	4	2	50%
	Payne Place (West)	97	5	47	45	9	6	67%				
	Payne Place Car Park								25	10	4	40%
	Payne Place (East)	48	5	0	43	8	2	25%				
	Pease Place	99	5	57	37	7	8	114%				
	Pease Place Car Park								25	10	6	60%
	Filliol Close	51	5	0	41	8	0	0%	5	2	2	100%
Back Lane	115	0	34	81	16	0	0%					
<b>Total per Beat by restriction</b>					79	31	39%		36	18	50%	
<b>Total per Beat</b>					115	49	43%					

	Street	Total Length of Available Kerb Space	Length of Junctions	Length of stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
/ 30th November 2022	Nicholson Place	114	5	56	48	9	6	67%	5	2	1	50%
	Ashley Green	48	5	25	18	3	0	0%				
	Coulde Dennis	137	5	15	97	19	5	26%	20	8	2	25%
	Coulde Dennis Car Park								10	4	1	25%
	Payne Place (West)	97	5	47	45	9	6	67%				

0930 Wednesday	Payne Place Car Park								25	10	4	40%		
	Payne Place (East)	48	5	0	43	8	3	38%						
	Pease Place	99	5	57	37	7	6	86%						
	Pease Place Car Park								25	10	4	40%		
	Fillioll Close	51	5	0	41	8	1	13%	5	2	1	50%		
	Back Lane	115	0	34	81	16	0	0%						
<b>Total per Beat by restriction</b>								79	27	34%				
<b>Total per Beat</b>								115	40	35%		36	13	36%

Street	Total Length of Available Kerb Space	Length of Junctions	Length of Bus stop/other	Unrestricted Kerb Space			Stress	Unrestricted Bay			Stress			
				Length (m)	Calculated Spaces	Cars Parked		Length (m)	Calculated Spaces	Cars Parked				
Nicholson Place	114	5	56	48	9	5	56%	5	2	1	50%			
Ashley Green	48	5	25	18	3	1	33%							
Coulde Dennis	137	5	15	97	19	5	26%	20	8	4	50%			
Coulde Dennis Car Park								10	4	2	50%			
Payne Place (West)	97	5	47	45	9	7	78%							
Payne Place Car Park								25	10	4	40%			
Payne Place (East)	48	5	0	43	8	4	50%							
Pease Place	99	5	57	37	7	6	86%							
Pease Place Car Park								25	10	5	50%			
Fillioll Close	51	5	0	41	8	1	13%	5	2	1	50%			
Back Lane	115	0	34	81	16	0	0%							
<b>Total per Beat by restriction</b>								79	29	37%				
<b>Total per Beat</b>								115	46	40%		36	17	47%

Street	Total Length of Available Kerb Space	Length of Junctions	Length of Bus stop/other	Unrestricted Kerb Space			Stress	Unrestricted Bay			Stress			
				Length (m)	Calculated Spaces	Cars Parked		Length (m)	Calculated Spaces	Cars Parked				
Nicholson Place	114	5	56	48	9	7	78%	5	2	2	100%			
Ashley Green	48	5	25	18	3	3	100%							
Coulde Dennis	137	5	15	97	19	5	26%	20	8	3	38%			
Coulde Dennis Car Park								10	4	2	50%			
Payne Place (West)	97	5	47	45	9	7	78%							
Payne Place Car Park								25	10	4	40%			
Payne Place (East)	48	5	0	43	8	3	38%							
Pease Place	99	5	57	37	7	7	100%							
Pease Place Car Park								25	10	5	50%			
Fillioll Close	51	5	0	41	8	0	0%	5	2	1	50%			
Back Lane	115	0	34	81	16	0	0%							
<b>Total per Beat by restriction</b>								79	32	41%				
<b>Total per Beat</b>								115	49	43%		36	17	47%

Street	Total Length of Available Kerb Space	Length of Junctions	Length of Bus stop/other	Unrestricted Kerb Space			Stress	Unrestricted Bay			Stress			
				Length (m)	Calculated Spaces	Cars Parked		Length (m)	Calculated Spaces	Cars Parked				
Nicholson Place	114	5	56	48	9	10	111%	5	2	2	100%			
Ashley Green	48	5	25	18	3	1	33%							
Coulde Dennis	137	5	15	97	19	10	53%	20	8	5	63%			
Coulde Dennis Car Park								10	4	1	25%			
Payne Place (West)	97	5	47	45	9	7	78%							
Payne Place Car Park								25	10	6	60%			
Payne Place (East)	48	5	0	43	8	3	38%							
Pease Place	99	5	57	37	7	9	129%							
Pease Place Car Park								25	10	7	70%			
Fillioll Close	51	5	0	41	8	0	0%	5	2	2	100%			
Back Lane	115	0	34	81	16	0	0%							
<b>Total per Beat by restriction</b>								79	40	51%				
<b>Total per Beat</b>								115	63	55%		36	23	64%

1330 Saturday 3rd December 2022	Street	Total Length of Available Kerb Space	Length of Junctions	Length of Bus stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
	Nicholson Place	114	5	56	48	9	9	100%	5	2	2	100%
	Ashley Green	48	5	25	18	3	1	33%				
	Coulde Dennis	137	5	15	97	19	9	47%	20	8	7	88%
	Coulde Dennis Car Park								10	4	2	50%
	Payne Place (West)	97	5	47	45	9	7	78%				
	Payne Place Car Park								25	10	4	40%
	Payne Place (East)	48	5	0	43	8	2	25%				
	Pease Place	99	5	57	37	7	9	129%				
	Pease Place Car Park								25	10	7	70%
	Fillioll Close	51	5	0	41	8	3	38%	5	2	2	100%
	Back Lane	115	0	34	81	16	0	0%				
<b>Total per Beat by restriction</b>						79	40	51%		36	24	67%
<b>Total per Beat</b>						115	64	56%				

1530 Saturday 3rd December 2022	Street	Total Length of Available Kerb Space	Length of Junctions	Length of Bus stops/other	Unrestricted Kerb Space			Unrestricted Bay				
					Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress
	Nicholson Place	114	5	56	48	9	8	89%	5	2	2	100%
	Ashley Green	48	5	25	18	3	0	0%				
	Coulde Dennis	137	5	15	97	19	9	47%	20	8	6	75%
	Coulde Dennis Car Park								10	4	2	50%
	Payne Place (West)	97	5	47	45	9	9	100%				
	Payne Place Car Park								25	10	3	30%
	Payne Place (East)	48	5	0	43	8	2	25%				
	Pease Place	99	5	57	37	7	8	114%				
	Pease Place Car Park								25	10	9	90%
	Fillioll Close	51	5	0	41	8	1	13%	5	2	2	100%
	Back Lane	115	0	34	81	16	0	0%				
<b>Total per Beat by restriction</b>						79	37	47%		36	24	67%





# Preliminary Ecological Appraisal

of

## East Hanningfield Site 1, Chelmsford, Essex

on behalf of

**Chelmsford City Council**

**October 2022**

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Over 30 Years of Service, Value and Innovation

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Revision	Purpose	Originated	Checked	Authorised	Date
		BFH	SR	JBA	October 2022
<b>Job Number:</b>  JBA 22/277		 <p><b>JAMES BLAKE</b> A S S O C I A T E S</p>			
		<b>Title:</b> Preliminary Ecological Appraisal of East Hanningfield Site 2, Chelmsford, Essex			

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

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## Non-technical Summary

<b>Site:</b>	East Hanningfield Site 1, Chelmsford, Essex
Ordnance Survey National Grid Reference:	TL 76790 00953
Report Commissioned by:	Chelmsford City Council
Date of Walkover Survey:	26 <sup>th</sup> August 2022

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

## 1 Introduction

### Background

- 1.1 James Blake Associates Ltd. (JBA) was commissioned by Chelmsford City Council to undertake a Preliminary Ecological Appraisal (PEA) of East Hanningfield Site 1, Chelmsford. Ordnance Survey National Grid Reference; TL 76790 00953, taken from the centre of site.
- 1.2 The assessment was required to accompany a planning application for the development of residential dwelling units and associated infrastructure.

### Site Description

- 1.3 The site is approximately 0.1 hectares in size and is located to the north of Pease Place, Chelmsford, in Essex. The wider landscape includes the village of East Hanningfield, residential and commercial buildings, grassland field as well as arable land. The A130 is approximately 2km west of the site (see Figure 1 below).
- 1.4 The site itself consists of semi-improved and amenity grassland, with a treeline and hardstanding. A small residential carpark is also present on site.

**Figure 1:** Site location



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## **Aims and objectives**

1.5 The aim of the survey was to:

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

## **Wildlife Legislation and Planning Policy**

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

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

## 2 Methodology

### *Desk study*

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

### *Walkover Survey*

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



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

2.9 **Reptiles:** A visual survey for the presence of suitable habitat was carried out according to the criteria given in the Herpetofauna Workers' Manual (Gent and Gibson 1998).

2.10 **Amphibians:** Where accessible, known ponds within 500m of the site (unless ecologically separated from the site by significant barriers, such as major roads or rivers) were assessed for potential to support breeding amphibians, such as great crested newts (GCN) (*Triturus cristatus*). Ponds were assessed for their potential suitability to support GCN by undertaking a Habitat Suitability Index (HSI) assessment (Oldham *et al.*, 2000). The HSI for GCN is assessed using ten habitat variables (suitability indices – SI) which are known to affect the survival and ability to breed, of GCN. The variables include:

- Geographical location.
- Pond area.
- Pond permanence (number of years a pond is likely to dry out per decade).
- Water quality.
- Percentage of shade of margin.
- Number of waterfowl.
- Occurrence of fish.
- Pond density.
- Terrestrial habitat.
- Macrophyte (plant) cover.

Each variable (or suitability index) is assessed in the field and expressed on a scale from 1 (optimal suitability for GCN) to 0 (totally unsuitable). The ten variables, or indices, are combined using geometric mean to derive the final HSI score for the waterbody. The scoring system is presented in Table 1 below:

**Table 1:** HSI score and suitability of a waterbody habitat to support breeding GCN

HSI Score	Suitability of water body habitat to support breeding GCN
0.01-0.49	'Poor'
0.50-0.59	'Below average'
0.60-0.69	'Average'
0.70-0.79	'Good'

0.80-1.00	'Excellent'
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- 2.11 **Invertebrates:** The site was scoped for significant rotting deadwood, and high quality aquatic or other habitats, which could be used by significant assemblages of invertebrates, or by any of the invertebrates highlighted in the data search.
- 2.12 **Flora and habitats:** All habitats and plant species that were identifiable at the time of the survey were recorded.
- 2.13 **Adjacent Habitat:** Habitats close to the site were identified, using aerial maps and field observation, so that the ecological impact of the proposed works on the wider landscape could be assessed.

#### *Limitations and Assumptions*

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

### 3 Results

#### Desk Study

##### *Statutory Designated Wildlife Sites*

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

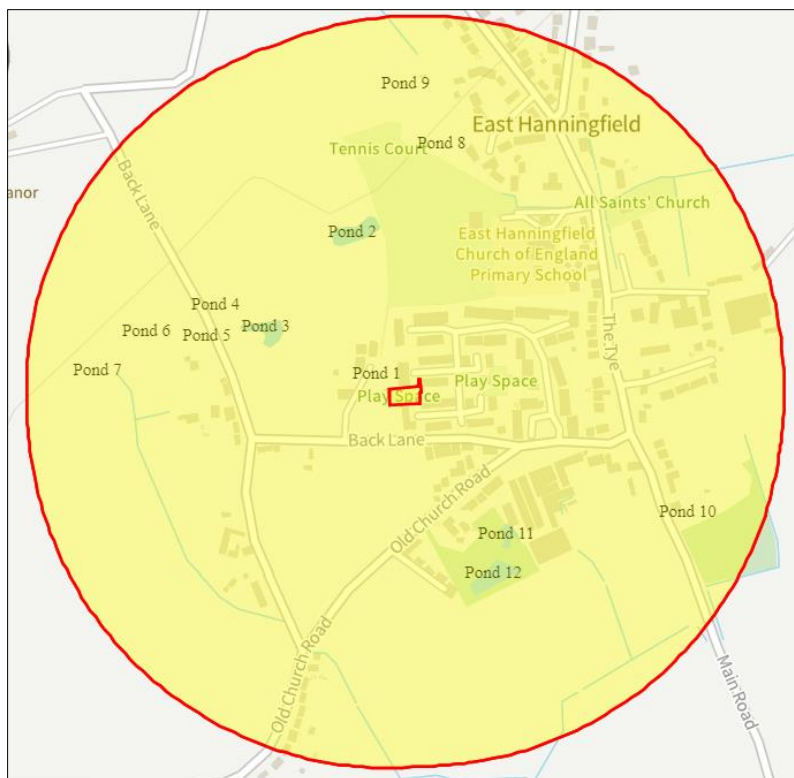
##### *Non-Statutory Designated Wildlife Sites*

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

##### *Ponds within 500m*

- 3.5 Twelve ponds were identified within 500m of the site boundary (Figure 2). The closest pond is located approximately 8.9m northwest of the site.
- 3.6 Ponds 4 and 5 were dry and ponds 10, 11 and 12 were deemed ecologically separated from the site, due to main roads and the built-up area.
- 3.7 Ponds 2, 3, 8 and 9 were located on private property and were unable to be assessed at the time of the survey; however, from aerial imagery all of these ponds looked to have potential suitability for GCN. Ponds 6 and 7 were surveyed at the time of the survey and showed good potential to support GCN. Despite this, suitable hibernating and sheltering habitats for GCN are located closer to Ponds 2, 3, and 6-7, than to the site. Therefore, if GCN are present in these ponds, they are unlikely to travel to the site to find refuge.
- 3.8 Pond 1 had waterfowl present at the time of the survey, and aerial imagery shows a high coverage of pond weed and a water fountain at the centre; aspects which make this pond unsuitable for GCN.

**Figure 2:** Ponds within 500m of the site boundary

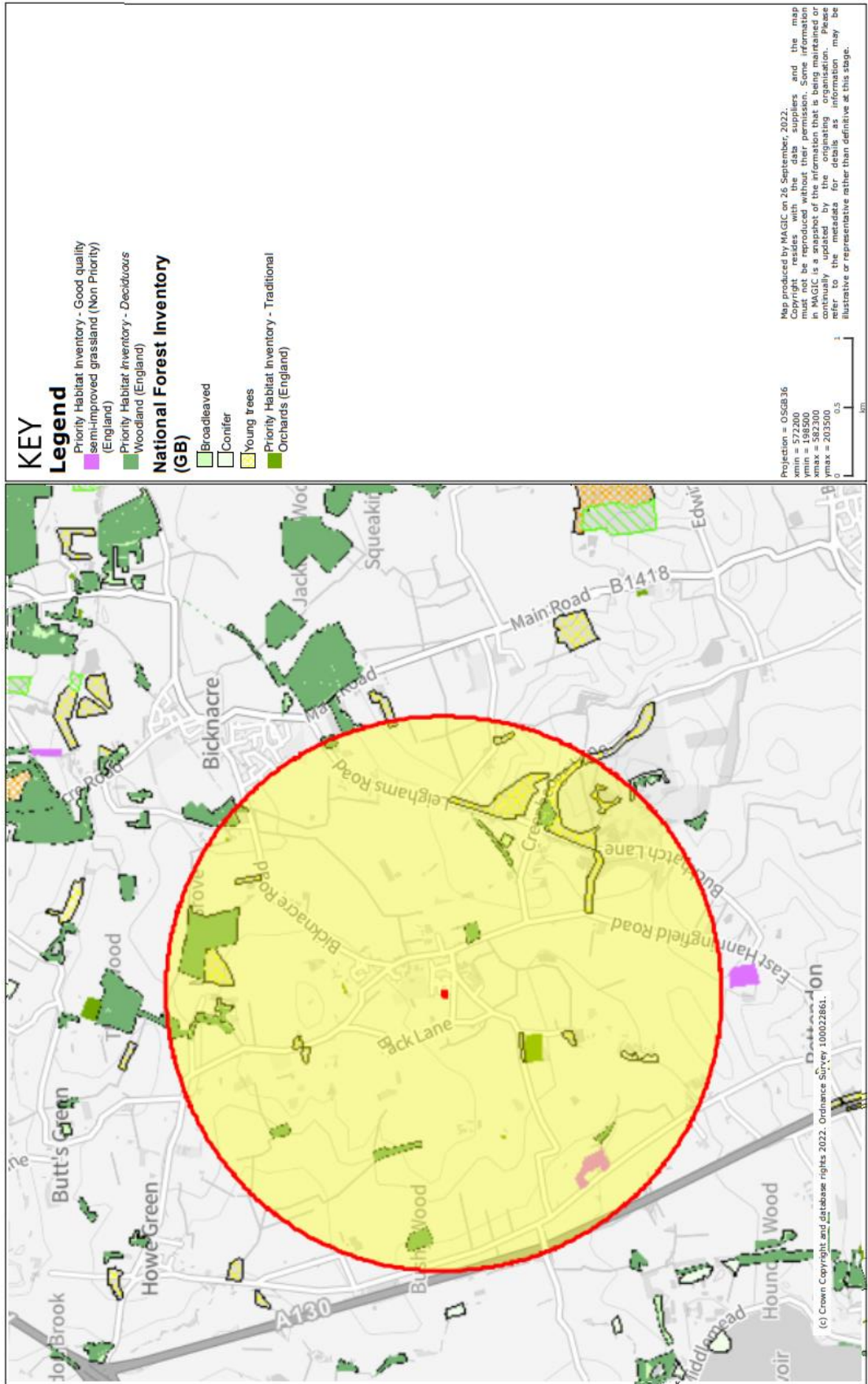


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*Habitat Types within 2km*

3.9 Habitat types within the area include good quality semi-improved grassland, deciduous woodland, traditional orchards, broadleaved, young trees and conifer woodland. Habitat types are shown on Figure 3. The nearest broadleaved woodland is located 387m southeast

Figure 3: Habitat types within 2km of the site



*Protected, priority and rare species within 2km of site*

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



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

*Walkover Survey*

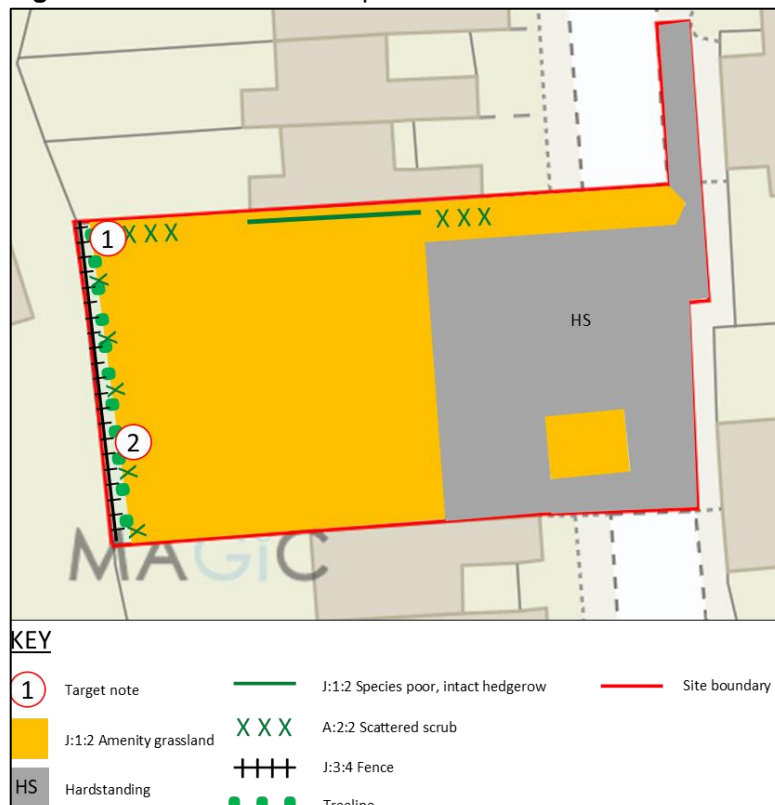
3.18 The habitats on site were considered with respect to their potential to support protected species.

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



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

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

**Figure 4:** Phase 1 Habitat Map



**Table 2:** Target Notes

Target Note	Description	Photo
1	Compost heap	
2	Fox scat	

## 4 Protected Species – Results and Evaluation

### *Badger*

- 4.1 Habitats on site are considered unsuitable for badgers due to minimal cover for sett creation. The amenity grassland onsite provides limited opportunities for foraging due to regular management (mown). The surrounding landscape consists largely of residential housing and associated hardstanding; however, vegetation directly west of the site beyond the fencing offers good opportunities for badgers.
- 4.2 No setts or evidence of badger activity with regard to hair, latrines or snuffle holes were recorded on the site itself during the survey.

### *Bats*

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

### *Mammals - Other*

- 4.5 The site provides some habitat for hedgehog due to hedgerow and scrub on site that could provide shelter and foraging opportunities, though this is very limited. Furthermore, the amenity grassland is considered poor foraging habitat. No evidence of hedgehog was recorded during the walkover survey.
- 4.6 One observation of fox scat was noted along the treeline on the western boundary.

### *Birds*

- 4.7 Trees, hedgerow, and scattered scrub on site, provides nesting and foraging opportunities for birds; however, no nests were observed on site at the time of the survey. The amenity grassland is considered unsuitable for ground nesting birds due to the current high management (mown) and small scale.

- 4.8 Bird species observed during the walkover survey included; wood pigeon (*Columba palumbus*) and robin (*Erithacus rubecula*).

#### *Reptiles*

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

#### *Amphibians*

- 3.10 Twelve ponds are located within 500m of the site's boundaries. Ponds 4 and 5 were dry and ponds 10, 11 and 12 were deemed ecologically separated from the site. Ponds 2, 3, 8 and 9 were located on provide property and were unable to be assessed at the time of the survey; however, Ponds 6 and 7 were surveyed at the time of the survey and showed good potential to support GCN. Despite this, suitable hibernating and sheltering habitats for GCN are located closer to ponds 2, 3, and 6-7, than to the site. Therefore, if GCN are present in these ponds, they are unlikely to travel to the site to find refuge.
- 3.11 Pond 1 had waterfowl present at the time of the survey, and ariel imagery shows a high coverage of pond weed and a water fountain at the centre; aspects which make this pond unsuitable for GCN.
- 4.10 Habitats along the western boundary as well as the compost heap located in the northwest corner, are considered suitable for GCN in terms of hibernation and sheltering opportunities; however, majority of the site is mown amenity grassland which is unsuitable for GCN in its present state.

#### *Invertebrates*

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

*Flora*

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

## 5 Evaluation, Legislation and Recommendations

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

**Table 5:** Survey evaluation, relevant legislation and recommendations

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



Ecological Receptor	Summary of desk and walkover survey findings and relevant legislation	Likely impact and recommendations for further survey
	<p>All species of bat are afforded full legal protection under Schedule 5 of the WCA. They are also listed under Schedule 2 of the Habitats Regulations. Some species of bat are also listed in Section 41 of NERC Act as an SPI.</p> <p>Combined legislation makes it an offence: to deliberately kill, injure, capture/take a wild bat; intentionally or recklessly disturb bats, including whilst occupying a place of shelter or protection; to damage or destroy a place used by a bat for breeding or resting (does not need to be deliberate, reckless or intentional); and to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.</p> <p>Bats are classed as 'European Protected Species' (EPS) and mitigation will typically be undertaken under the auspices of an EPS licence from Natural England.</p>	
Mammals - other	<p>No evidence of hedgehogs was found during the walkover survey. The site provided some hibernation and foraging habitat for hedgehogs.</p> <p>One observation of fox scat was noted along the western boundary.</p> <p>Hedgehogs are listed on Schedule 6 of the WCA which makes it illegal to kill or capture wild hedgehogs, with certain methods listed. The hedgehog is also a SPI under Section 41 of the NERC.</p> <p>All wild mammals are protected under the Wild Mammals (Protection) Act 1996. Offences relate to any act which results in the intent to inflict unnecessary suffering. Mercy killings and killing in a swift and humane way in the course of a lawful activity are not offences under the Act.</p>	<p>No further surveys recommended.</p> <p>It is recommended that if boundary vegetation needs to be removed then it should be cut to 20cm using hand-held tools (brushcutter/trimmer) and checked for animals before removal. Considerations for GCN should be followed (see 'Amphibian' section below) and therefore works should be carried out under the supervision of an ecologist as a precaution.</p> <p>See Section 6 for enhancements.</p>
Birds	<p>The following habitats have the potential to support breeding birds:</p> <ul style="list-style-type: none"> <li>• Boundary trees;</li> <li>• Hedgerow; and</li> <li>• Scrub.</li> </ul> <p>All wild birds while actively nesting are afforded legal protection under the WCA.</p> <p>Special protection is also afforded to birds listed on Schedule 1 of the WCA which makes it an offence to disturb these species at nest or the dependent young.</p> <p>Combined legislation means that all birds, their nests and eggs are protected by law, and it is an offence, with certain exceptions, to:</p> <ol style="list-style-type: none"> <li>a) intentionally kill, injure or take any wild bird;</li> <li>b) intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;</li> <li>c) intentionally take or destroy the egg of any wild bird;</li> <li>d) have in one's possession or control any wild bird (dead or alive), part of a wild bird or egg of a wild bird;</li> <li>e) intentionally or recklessly disturb any wild bird listed on <b>Schedule 1</b> while it is nest building or is in, on or</li> </ol>	<p>It is recommended that any vegetation clearance and disturbance is undertaken outside of the nesting season. The nesting season is deemed to be from mid-March to mid-August, although these times can be temperature dependent.</p> <p>If this timing is not possible then a nesting bird check must be carried out by a suitably experienced person, no more than 48 hours between the check and the removal. If the 'all clear' is given, then removal/works can commence. The survey lasts for no longer than 48 hours. If works are not completed in this time frame, then a re-survey will need to be carried out.</p> <p>If birds are found to be nesting, then no works should be undertaken within at least 10m of the nest until chicks have fledged.</p>

Ecological Receptor	Summary of desk and walkover survey findings and relevant legislation	Likely impact and recommendations for further survey
	<p>near a nest with eggs or young; or disturb the dependent young of such a bird; and f) have in one's possession or control any birds of a species listed on Schedule 4 of the Act unless registered in accordance with the Secretary of State's regulations.</p>	
Reptiles	<p>Habitats on site are considered unsuitable for reptiles, at present, due to managed amenity grassland (regularly mown). The hedgerow, as well as treeline and scrub offers some shelter and hibernation opportunities.</p> <p>Common lizard and slow worm were recorded 0.1km southwest in 2015.</p> <p>Reptiles are afforded protection under Schedule 5 of the WCA from deliberate injury, killing and trade. They are also listed under Section 41 of NERC as an SPI.</p>	<p>No further survey recommended.</p> <p>It is recommended that the amenity grassland is kept mown on a regular basis and is not allowed to grow up. If the grassland becomes suitable in the future, further reptile surveys will be required.</p> <p>It is recommended that if boundary vegetation needs to be removed then it should be cut to 20cm using hand-held tools (brushcutter/trimmer) and checked for animals before removal. Considerations for GCN should be followed (see 'Amphibian' section below) and therefore works should be carried out under the supervision of an ecologist as a precaution.</p>
Amphibians, particularly GCN	<p>Although a number of ponds are located within 500m, it is considered unlikely for GCN to be present on site.</p> <p>Both aquatic and terrestrial habitat is protected under wildlife legislation.</p> <p>GCN is afforded full legal protection under Schedule 5 of the WCA. It is also listed under Schedule 2 of the Habitats Regulations. This species is also listed under Section 41 of NERC as a species of Principal Importance.</p> <p>GCN are classes as a 'European Protected Species' and any necessary mitigation is typically undertaken under the auspices of a licence from Natural England.</p>	<p>No further survey recommended.</p> <p>It is recommended that if boundary vegetation needs to be removed then it should be cut to 20cm using hand-held tools (brushcutter/trimmer) and checked for animals before removal.</p> <p>Although, GCN are unlikely, as a precaution this work should be carried out under the supervision of an ecologist.</p>
Invertebrates	<p>The habitats on site are unlikely to support a diverse assemblage of invertebrates. However, areas of scrub can be used by a small number of invertebrates, such as butterflies.</p>	<p>No further surveys recommended.</p> <p>See Section 6 for enhancements.</p>
Flora	<p>The habitats on site are unlikely to support any rare or protected flora.</p> <p>No Schedule 9 invasive plant species were identified on site.</p> <p>Invasive plant species such as Japanese knotweed are listed on Schedule 9 of the WCA. Schedule 9 includes certain plants that have become established in the wild in Great Britain but which the law seeks to prevent spreading further. The WCA creates various offences, including allowing a Schedule 9 plant to grow in the wild. Negligent or reckless behaviour such as inappropriate disposal, resulting in the plant becoming established in the wild also constitutes an offence.</p>	<p>No further surveys recommended.</p>

## 6 Ecological Considerations and Enhancements

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

## **7 Conclusion**

- 7.1 A Preliminary Ecological Appraisal was undertaken at East Hanningfield site 1, Chelmsford, Essex by James Blake Associates in support of a planning application for residential dwelling units and associated infrastructure.
- 7.2 The majority of the site comprises amenity grassland, with a treeline, hedgerow and scrub.
- 7.3 No further surveys are recommended prior to development; however, precautionary measures should be followed.
- 7.4 If the precautionary measures for birds, reptiles, hedgehogs and GCN detailed in this report are followed, it is considered that the development is able to proceed with minimal impact on the local conservation status of any protected, principally important or rare species within the area.
- 7.5 It is also considered that with a sensitive landscape scheme, and by including some, or all, of the additional enhancements, the site could be improved for local wildlife post development.

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## 10 Appendices

### Appendix A: Statutory designated wildlife sites within 7km

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

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

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

**Appendix C: Flora list identified during the walkover survey**

Common Name	Scientific Name
Fleabane	<i>Pulicaria dysenterica</i>
Dandelion	<i>Taraxacum</i>
Tall oat grass	<i>Arrhenatherum elatius</i>
Bristly oxtongue	<i>Helminthotheca echioides</i>
Cinquefoil	<i>Potentilla</i>
Old mans beard	<i>Clematis vitalba</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Sycamore	<i>Acer pseudoplatanus</i>
Hazel	<i>Corylus avellana</i>
Cherry plum	<i>Prunus Cerasifera</i>
Hawthorne	<i>Crataegus monogyna</i>
Ivy	<i>Hedera helix</i>
Clover	<i>Trifolium</i>
Smooth meadow grass	<i>Poa pratensis</i>
Elder	<i>Sambucus nigra</i>
Rosehip	<i>Rosa canina</i>
Chickweed	<i>Stellaria media</i>
Red vien dock	<i>Rumex sanguineus</i>
Thistle sp.	<i>Cirsium</i>
Common nettle	<i>Urtica dioica</i>
Tall meadow grass	<i>Festuca spp</i>
Cleavers	<i>Galium aparine</i>



Landscape  
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Landscape  
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Land Adoption &  
Weed Eradication



Urban  
Design

# JAMES BLAKE

# A S S O C I A T E S

## Arboricultural Impact Assessment

East Hanningfield, Site no. 1,

Chelmsford

on behalf of

**Chelmsford City Council**

12 October 2022

JBA 22 277 AR01

Over 30 Years of Service, Value and Innovation

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<b>Project</b>	East Hanningfield, Site no.1, Pease Place Chelmsford
<b>Report</b>	Arboricultural Impact Assessment
<b>Date</b>	12 October 2022
<b>Author</b>	Charles Hey <i>Dip Arb L4 (ABC) TechArborA</i>
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## 1 SUMMARY

- 1.1 This Arboricultural Impact Assessment has been commissioned by Chelmsford City Council to accompany their planning submission for the construction of three houses.
- 1.2 This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012). This document provides best practice advice, assessment and guidance with regards to the design, planning and implementation of new developments.
- 1.1 This report concludes that the proposal is acceptable and that it is approved subject to a scheme of new tree planting and the successful tree protection methodology.



## 2 INSTRUCTIONS

- 2.1 James Blake Associates Ltd has been instructed to carry out a survey of trees and significant vegetation within and directly adjoining land at Site no. 1, Pease Place, East Hanningfield in relation to the application for redevelopment of the site.
- 2.2 Our assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
- 2.3 Details of all surveyed vegetation can be found within the Tree Survey Schedule in **Appendix 1**. All trees were visually inspected from ground level only. No diagnostic equipment was used, or detailed decay investigation carried out, during the survey.
- 2.4 This survey is intended for planning purposes only and does not include all shrubs, vegetation and small trees on site. The survey is not intended to inform the detailed design of foundations (further information on vegetation can be provided upon request).
- 2.5 Our report is prepared to provide supporting evidence and justification for redevelopment in relation to the existing trees and vegetation within and neighbouring the site.
- 2.6 The survey is not intended to be a detailed tree hazard assessment. Where significant faults that pose an immediate risk to persons or property are observed recommendations will be made; however the lack of any management recommendations within the survey schedule does not infer that a detailed health and safety assessment has been made and it is recommended that a formal management and inspection plan is considered.
- 2.7 The contents of this report are copyright of James Blake Associates Ltd and may not be copied without the author's permission. James Blake Associates Ltd's Terms and Conditions apply to this report and all associated works in conjunction with this project.

### Documents provided

- 2.8 This report has been prepared with reference to the following documentation:
- Topographical survey reference 41364BWLS-01 by Survey Solutions; and
  - Proposed site layout reference 3557:02 Revision B by John Finch Partnership.

### 3 OBSERVATIONS

#### Site visit

- 3.1 The site was surveyed by Charles Hey, Consultant Arboriculturist, on 5 October 2022 to identify, measure and locate trees and significant vegetation within, and directly adjoining, the site.

#### Site and context

- 3.2 The site is a small, grassed area and a hardstanding car park area between existing houses on Pease Place and Payne Place, East Hanningfield. East Hanningfield is approximately 4km south-east of Chelmsford, Essex. The site directly borders existing houses and gardens. The area surrounding East Hanningfield is mostly farmland.
- 3.3 The A130 dual carriageway runs north to south, approximately 1.5km to the west.
- 3.4 There are a group of trees to the west of the site, with further trees to the west outside the site boundary. Three smaller hedges are situated within the site in the north and east.
- 3.5 There is a tree to the east of the site outside the site boundary.



**Fig 1.** Approximate site boundary in relation to its surroundings

## 4 VIEWS OF TREES

**Photograph 1** (right). T1, hornbeam.

Viewed looking towards the east.



**Photograph 2** (left). T3, sycamore, and T2, elder, can be seen behind to the left.

Viewed looking towards the west.





**Photograph 3** (above). T3, sycamore on the left, and G4, mixed species behind and to the right. Viewed looking towards the west.



**Photograph 4.** H5, hazel (centre and left), and H6, berberis. Viewed looking towards the north-east.





**Photograph 5.** H7, cherry laurel. Viewed looking towards the south-east.

## 5 TECHNICAL INFORMATION

### Statutory protection

- 5.1 Chelmsford City Council website does not state whether trees, within or adjacent to the site, are within a Conservation Area or are the subject of a Tree Preservation Order.

### Soils and Geology

- 5.2 This information is obtained from The British Geological Survey (online) 'BGS Geology Viewer' but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.
- 5.3 Soil conditions have the potential to affect tree growth, rooting depth and extent, species selection and foundation design and therefore a detailed soil assessment should be carried out by a competent person.
- 5.4 Bedrock geology is described as Claygate Member – Clay, silt and sand. Superficial deposits are not shown.

### Planning policy

- 5.5 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these should be applied. First published in March 2012, the NPPF superseded all previous national planning policy statements and guidance and has since been updated in 2018, 2019, and most recently in July 2021.
- 5.6 The NPPF supports and puts a greater focus on sustainable development, which it defines as having three dimensions; social, economic and environmental. It goes on to state that these three dimensions are mutually dependent and, to achieve beautiful sustainable places, they must be sought simultaneously.
- 5.7 Paragraph 131 in the latest update, sets out the important contribution trees make to the character and quality of urban environments. It requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.
- 5.8 It also sets out a requirement that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.



- 5.9 Specifically, NPPF paragraph 180 (c) states that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.
- 5.10 No ancient or veteran trees were identified, within or adjacent to the development, during the survey.

## 6 ARBORICULTURAL APPRAISAL

- 6.1 Dimensions, comments and information gathered for each survey entry are provided in the tree schedule JBA 22 277 TS01 in **Appendix 1**. The location, root protection area, crown spread and BS5837 categorisation is shown on the tree survey drawing JBA 22 277 TCP01 in **Appendix 2**.
- 6.2 Of the seven survey entries, four were assessed as being semi-mature, and three were early mature.
- 6.3 The survey assessed the tree population as consisting predominantly of low and moderate quality trees. Of the seven survey entries four were of low quality and value (category C), and the remaining three were assessed as being moderate quality and value (category B).

### Identified impacts

- 6.4 Drawing JBA 22 277 TRP01 in **Appendix 2** shows the proposed layout and tree removals necessary to implement the proposed development.
- 6.5 The arboricultural impacts have been assessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance:
- Tree removals and tree pruning;
  - Removal and replacement of hard surfacing;
  - Supervised excavation;
  - Tree protection requirements; and
  - Replacement planting.

### Tree removals and tree pruning

- 6.6 To implement the proposed development, it will be necessary to undertake the tree work specified in the table below:

Tree Number	Species	Work Requirements	Reason(s) for works
H5	Hazel	Remove hedge and stumps.	To facilitate proposed side access and hard surface construction.
H6	Berberis	Remove hedge and stumps.	Construction of the hard surfaced car parking area.

Tree Number	Species	Work Requirements	Reason(s) for works
G4	Mixed species.	<p>Crown lift to 2.5m above ground level within proposed garden areas of plots 1, 2 and 3.</p> <p>Sever ivy to tree stems at ground level.</p> <p>Remove all competing vegetation and trees under BS5837:2012 threshold (75mm stem diameter).</p>	<p>To allow for fencing works.</p> <p>To make the area a more usable and manageable garden space for proposed houses.</p>

- 6.7 Whilst some internal vegetation is to be removed, its loss to public amenity is considered to be negligible due to its overall condition, lack of visual presence and the ability to replace with high quality planting.
- 6.8 All vegetation of moderate quality and those growing around the boundaries of the site are to be retained and can be adequately protected throughout the development process.

### Removal and replacement of hard surfacing

- 6.9 The removal of existing hard surfacing located within the root protection area (RPA) of T1, should be undertaken with extra care, using hand tools only, to avoid damage to tree roots that are likely to be encountered in these locations.
- 6.10 Removal of hard standing should commence closest to the tree stem working backwards away from the tree to avoid entering the exposed RPA.
- 6.11 Any sub foundation within the RPA should be retained and utilised for construction of new hard surfacing and access road.

### Path & Road Construction and Fence-Post Installation under Supervised Excavation

- 6.12 The proposed access road within the site encroaches into the precautionary root protection area of T1. The proposed fencing in the rear gardens also encroaches into the RPAs of T3 and G4.

- 6.13 Hard surface removal, replacement and any associated excavations within the RPA will be carried out under the direct supervision of the appointed arboricultural consultant, and the following measures will be undertaken to minimise the risk of root damage:
- 6.14 Excavations will be carried out manually using appropriate hand tools OR using vacuum or compressed air techniques to expose tree roots to minimise the potential for root damage.
- 6.15 No machinery will be permitted into the working area unless agreed by the arboricultural consultant.
- 6.16 All excavated spoil will be manually removed from the area or placed on temporary ground protection to be used for back filling upon completion.
- 6.17 All roots in excess of 25mm in diameter and all clumps of fibrous roots greater than 25mm in diameter will be retained and wrapped in damp hessian during the works to prevent desiccation.
- 6.18 Roots less than 25mm may be pruned by the arboricultural consultant where deemed essential to complete works.
- 6.19 Root pruning will only be carried out by the arboricultural consultant, using sharp, sterile tools suitable for the size of the root being cut. Where possible roots will be pruned cleanly back to a side branch.
- 6.20 Where concrete is to be used (such as for fence posts) the excavated hole will be sleeved using 2mm PVC sheeting to prevent concrete leaching into the surrounding soil.
- 6.21 The project arboriculturist must be contacted before the proposed fencing is installed within the RPAs of T3 and G4 to agree a methodology minimising impact to the trees.

## Tree Protection

- 6.22 Drawing JBA 22 277 TPP01 in **Appendix 2** shows the position and extent of tree protection that will be required during construction/demolition.
- 6.23 With the exception of the removal and replacement of the access road under supervised excavation, no other specialised construction methods are required and all other works are outside the precautionary RPAs of retained trees.
- 6.24 Tree protection will therefore consist of robust fencing secured to a solid framework as recommended within BS5837:2012.

## Replacement planting

- 6.25 The development proposals should include a landscape strategy which includes tree, shrub and hedgerow planting.
- 6.26 These new trees offer the opportunity to replace the low quality, tree population/stock that currently occupies the site and ensures the continuation of visual and green amenity for future generations.
- 6.27 Applying the principles of Continuous Cover Forestry (CCF) will increase the likelihood of creating a more naturalistic and varied aged tree stock around the site enhanced by planting more groups containing pioneer species and understory to improve establishment in more challenging climate environments.
- 6.28 Tree species should be selected that provide a diverse and resilient palette that can thrive in challenging urban environments currently being impacted by climate change, and should include a wide variety of species to increase the resilience of trees through population diversity.

## 7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The constraints that existing trees and vegetation pose to development have been assessed in accordance with BS5837: 2012 and through ongoing liaison between the design team and James Blake Associates.
- 7.2 This continuing involvement has culminated in a proposal that seeks to improve and enhance the tree scape of the site and the wider area whilst offering a sustainable approach to development.
- 7.3 All hedges to be removed are of low quality and are located internally to the site thereby minimising the impact of development on the local landscape.
- 7.4 All trees on the site are to be retained.
- 7.5 Due to the fact the at site use and the targets will change it is strongly recommended to discharge the land owner's duty of care to people using the site that a tree condition survey should be undertaken for all trees on site.
- 7.6 Encroachment and construction within root protection zones has been designed to ensure the health and stability of affected trees is not compromised.
- 7.7 A pre-commencement meeting and arboricultural supervision for key stages in the development, that have a potentially detrimental impact on trees, is recommended to ensure that the tree protection, and other methodology, is clearly understood and correctly implemented.
- 7.8 It is recommended that the proposal is approved subject to a scheme of new tree planting and successful tree protection methodology.



## 8 REFERENCES AND BIBLIOGRAPHY

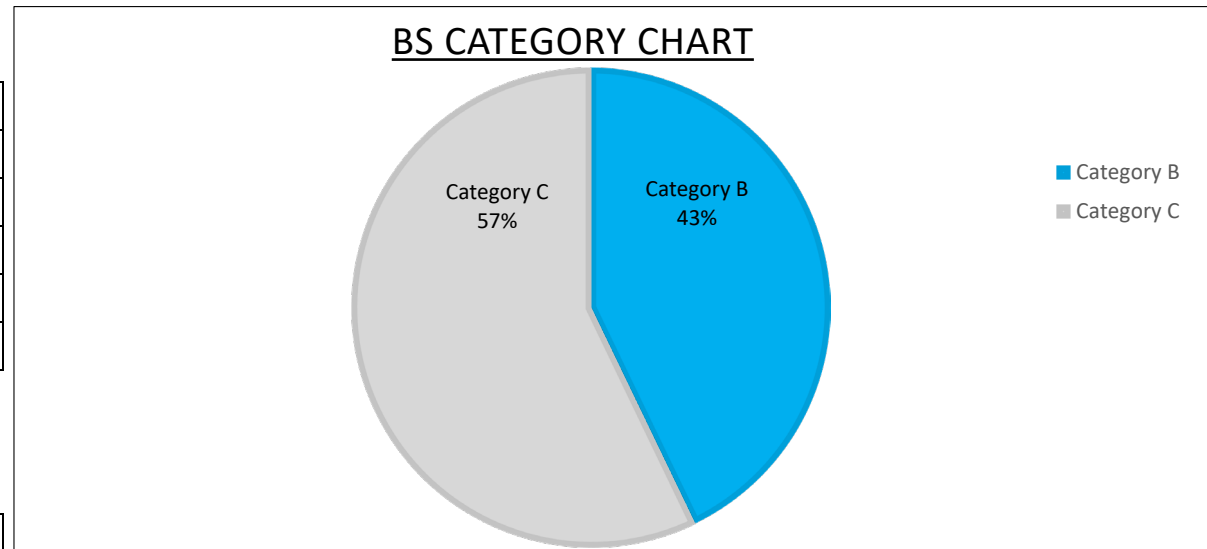
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**APPENDIX 1: TREE SURVEY SCHEDULE**

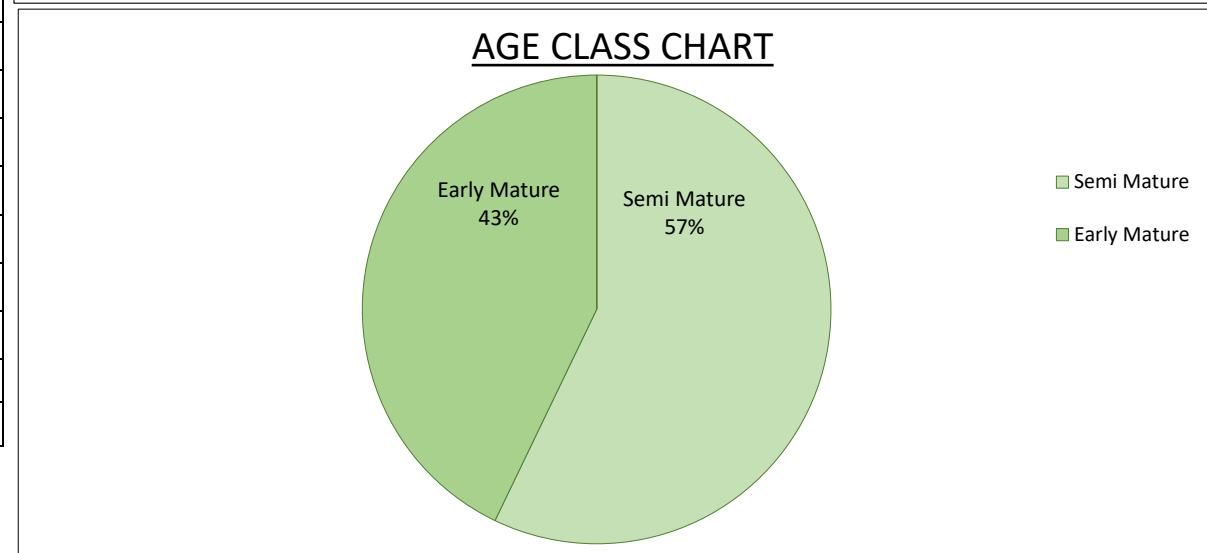
## Tree Survey Schedule - Key

Life Stage	Description	Key	Description	BS Category	Description
<b>NP</b>	Newly planted	<b>Stem Ø (mm) at 1.5m</b>	Diameter of stem(s) in millimetres measured at 1.5m above ground level in accordance with BS 5837:2012.	<b>A</b>	Tree(s) of high quality with an estimated remaining life expectancy of at least 40 years.
<b>Y: Young</b>	An establishing tree that could be easily transplanted.	<b>Stems</b>	Trees are single-stemmed unless noted otherwise in schedule.	<b>B</b>	Tree(s) of moderate quality with an estimated remaining life expectancy of at least 20 years.
<b>SM: Semi Mature</b>	An established tree still to reach its ultimate height and spread and with considerable growth potential. Up to 25% of attainable age.	<b>Height of (FSB)</b>	Height of first significant branch above ground level.	<b>C</b>	Tree(s) of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
<b>EM: Early Mature</b>	A tree reaching its ultimate height and whose growth is slowing however it will still increase in stem diameter and crown spread. Up to 50% of attainable age.	<b>Crown Spread</b>	Crown spread at the four cardinal points, North, South, East and West.	<b>U</b>	Unsuitable for retention. Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
<b>M: Mature</b>	A tree with limited potential for further significant increase in size although is likely to have a long safe useful life expectancy. Over 50% of attainable age.	<b>Condition</b>	Assessment of the physiological and structural condition of the tree observed at the time of surveying.		<b>RPA radius (m)</b>  Radius of Root Protection Area (RPA) in metres based on relevant calculation in BS5837:2012 section 4.6.
<b>OM: Over Mature</b>	A senescent or moribund tree with a limited useful life expectancy.	<b>ERC (Years)</b>	Estimated Remaining Contribution in Years (<10, 10+, 20+, 40+)		A layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Size and shape based on calculations and constraints noted in BS5837:2012 section 4.6.
<b>V: Veteran</b>	A tree older than typical for its species and of significant ecological, cultural or aesthetic value.				

BS Category	Total
Category A	0
Category B	3
Category C	4
Category U	0
	7



Age Class	Total
Newly Planted	0
Young	0
Semi Mature	4
Early Mature	3
Mature	0
Over Mature	0
Veteran	0
Dead	0
	7



## Tree Survey Schedule

Site name: East Hanningfield Site 1, Chelmsford  
 Client: Chelmsford City Council  
 Job Number: 22 277

Survey Date: 5 October 2022  
 Surveyor: Charles Hey

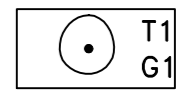
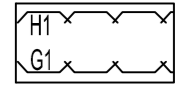
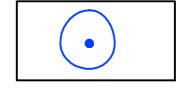
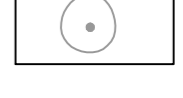
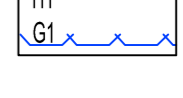
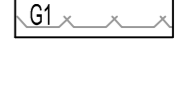
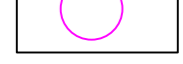
Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	ERC (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
T1	Hornbeam variety ( <i>Carpinus betulus</i> Variety)	EM	300 300 250	8.5 (2.5)	-	4.5	4.5	4.5	4.5	Good	Unable to access, stem diameter estimated. Outside site boundary, but overhangs. Stubs and wounds from crown lift.	No work recommended.	20+	B1	5.9	109
T2	Elder ( <i>Sambucus nigra</i> )	EM	200	5.5 (0)	-	4.5	3.5	1.0	2.0	Fair	Unable to access, stem diameter estimated. Ivy. Very little leaf, possibly due to drought year.	No work recommended.	10+	C1	2.4	18
T3	Sycamore ( <i>Acer pseudoplatanus</i> )	EM	320	12 (2.0)	-	5.0	5.0	5.0	5.0	Fair	Crown is a little sparse, possibly due to drought year. Minor deadwood. 3x 20cm wounds to stem, occluding well (20% occluded).	No work recommended.	20+	B1	3.8	46
G4	Sycamore Elder Hawthorn ( <i>Crataegus monogyna</i> ) Silver birch ( <i>Betula pendula</i> ) Leyland cypress ( <i>X Cupressocyparis</i> sp.)	SM	250	14 (0)	-	5.0	5.0	5.0	5.0	Good	Unable to access, stem diameter estimated. Ivy. Silver birch and Leyland cypress are outside site boundary to the west (not shown on topo, locations estimated).	No work recommended.	20+	B2	3.0	28
H5	Hazel ( <i>Corylus avellana</i> )	SM	50	1.0 (0)	-	0.5	0.5	0.5	0.5	Fair	Unable to measure stem diameter - estimated. Very low trimmed hedge/coppiced hazel.	No work recommended.	20+	C2	0.6	1
H6	<i>Berberis</i> sp. Cherry plum ( <i>Prunus cerasifera</i> )	SM	50	1.5 (0)	-	0.5	0.5	0.5	0.5	Good	Unable to measure stem diameter - estimated. Trimmed hedge.	No work recommended.	20+	C2	0.6	1
H7	Blackthorn ( <i>Prunus spinosa</i> ) Cherry laurel ( <i>Prunus laurocerasus</i> )	SM	75	2.0 (0)	-	0.5	0.5	0.5	0.5	Good	Unable to measure stem diameter - estimated. Trimmed hedge.	No work recommended.	20+	C2	0.9	3

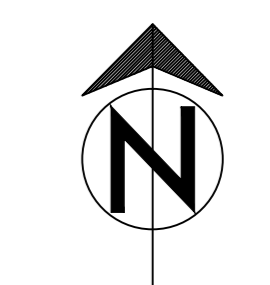
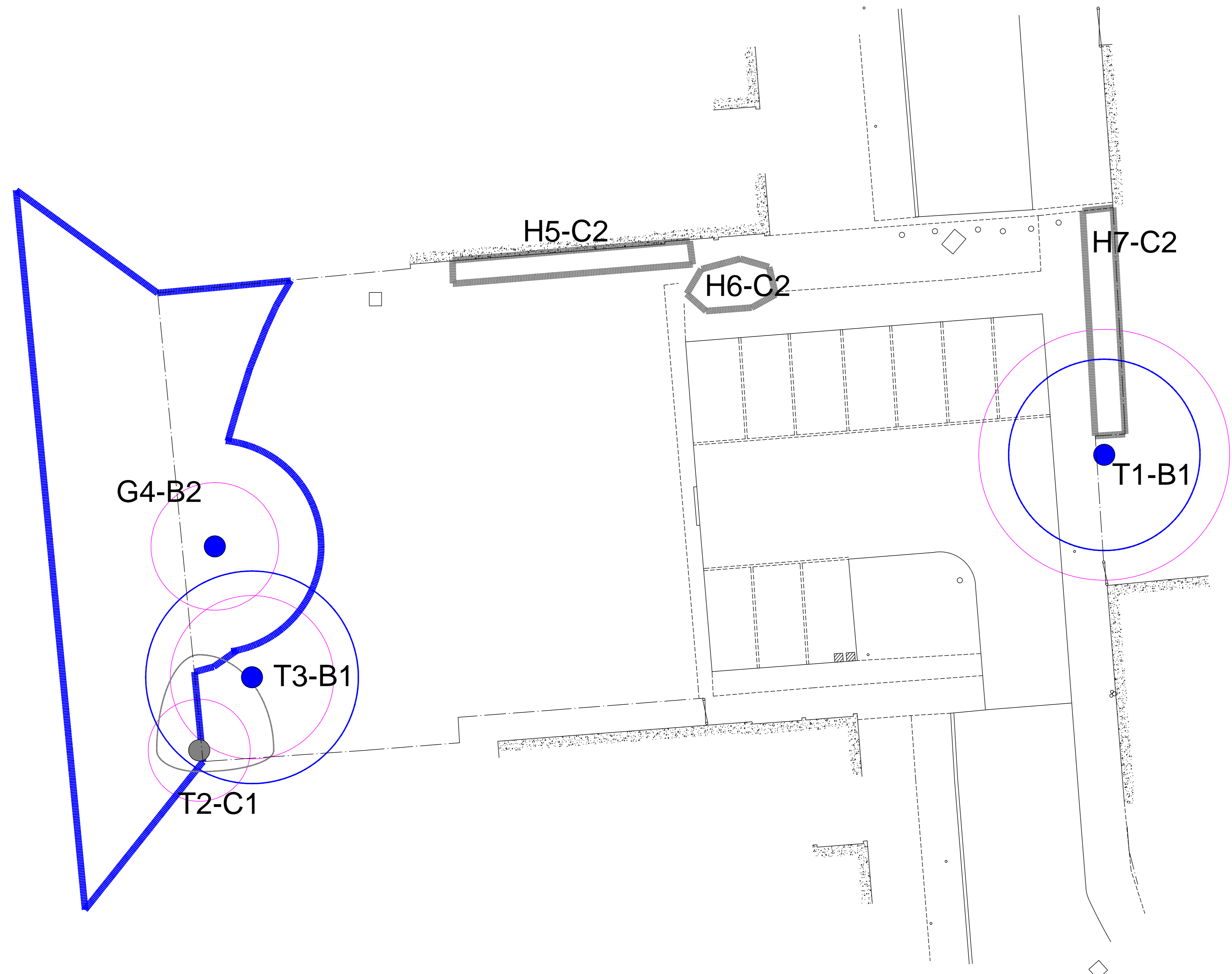
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**APPENDIX 2: JBA DRAWINGS**



# KEY

-  Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
-  Existing hedge or group, colour coded as above in accordance with BS 5837.
-  Blue - Category B tree of moderate quality and value.
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-  Root Protection Area as calculated in accordance with BS 5837:2012



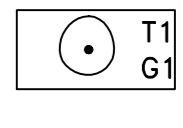
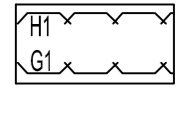
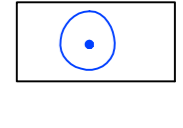
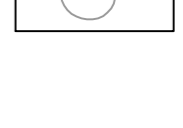
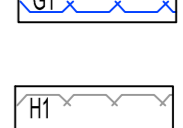
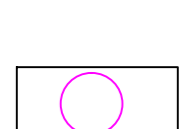
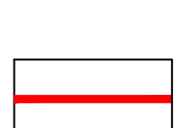
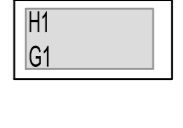

**GENERAL NOTES**  
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 - ALL DIMENSIONS TO BE CHECKED ON SITE  
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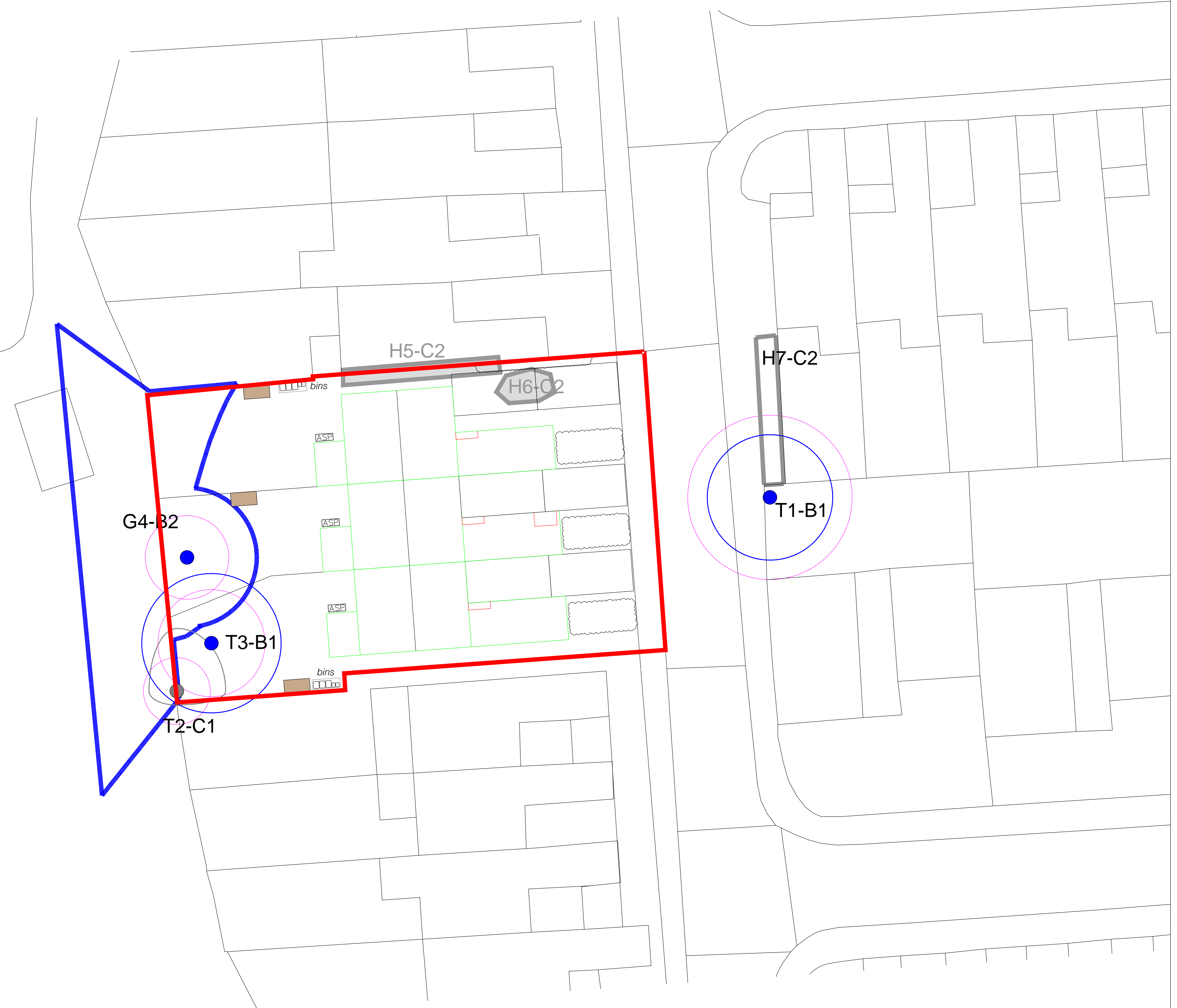
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CHECKED		DATE	
AUTHOR	JB	SCALE	1:1000
DATE	20/01/2022	DWG NO.	20/01/2022
REV.	1	REV.	


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1402 Oak Valley, Bury St Edmunds, Suffolk, IP33 9PA, UK  
 Tel: 01284 520700  
 Email: info@jamesblake.co.uk

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-  Root Protection Area as calculated in accordance with BS 5837:2012
-  Site Boundary.
-  Grey shading - Cat C Hedges of low quality and value to be removed.





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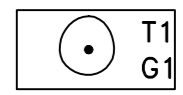
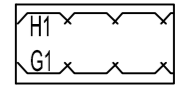
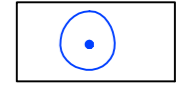
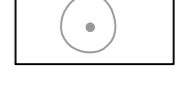
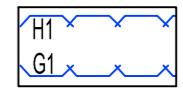
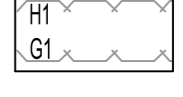
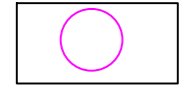
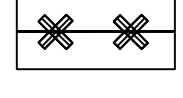
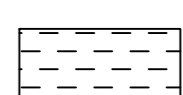
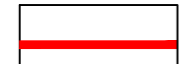
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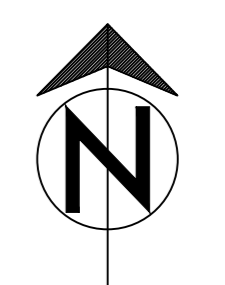
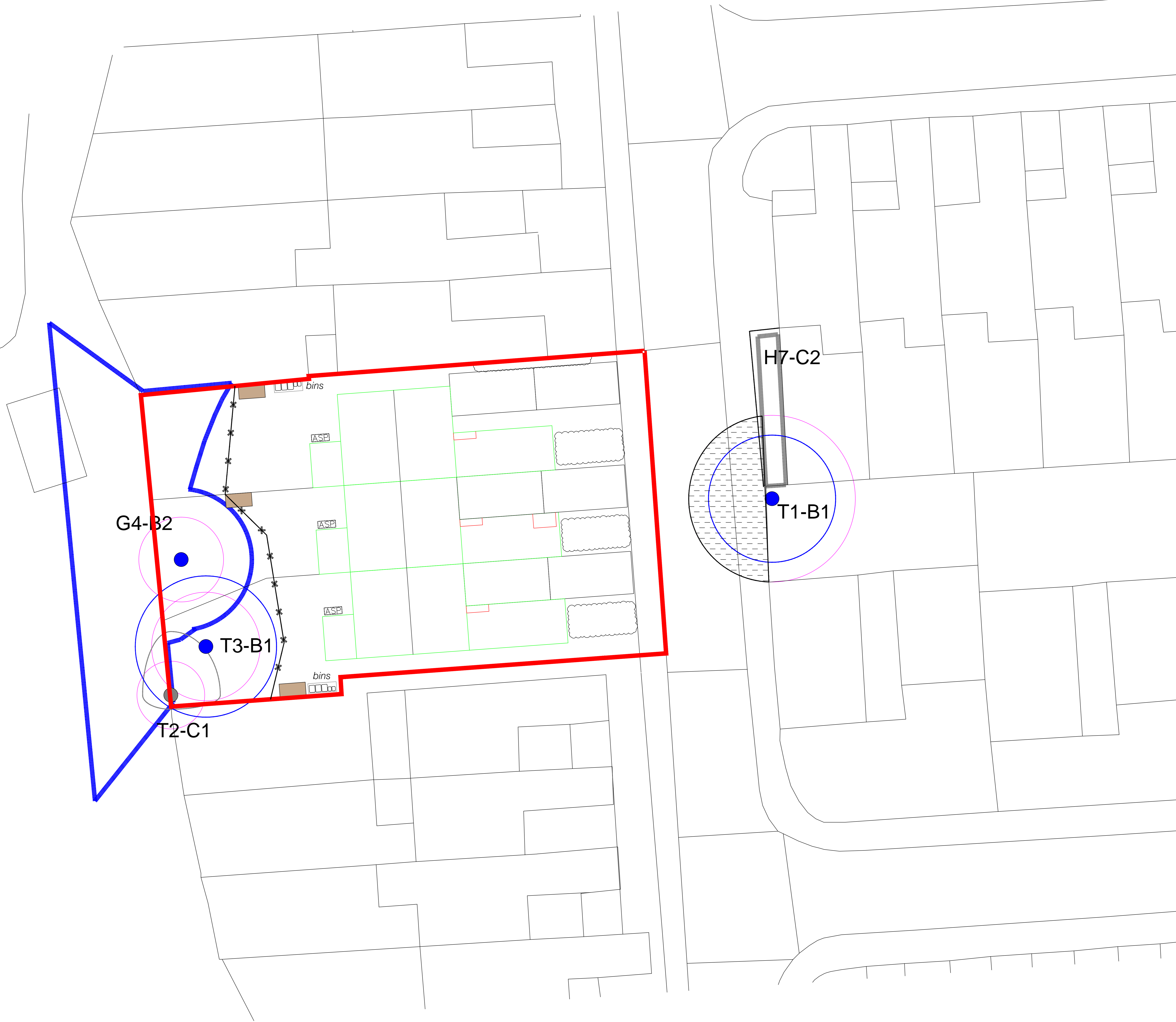
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-  Blue - Cat B Groups/hedges of moderate quality and value.
-  Grey - Cat C Groups/hedges of low quality and value.
-  Root Protection Area as calculated in accordance with BS 5837:2012
-  Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works.
-  Area of supervised excavation/hard surface replacement within RPA. Hand dig excavation to confirm extent of roots; in accordance with BS 5837:2012 and accompanying report.
-  Site Boundary.



**GENERAL NOTES**  
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 - DO NOT SCALE OFF THIS DRAWING.  
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 JBLAMES BLAKE ASSOCIATES LTD 2022

NO.	DATE	BY	REVISION
1	2022-11-14	JBL	ISSUED FOR PERMIT

CLIENT Theodore Group	DWG TITLE Theodore Site
DATE 2022-11-14	SCALE 1:100
PROJECT Theodore Site	DATE 2022-11-14
BY JBL	CHECKED JBL
DATE 2022-11-14	SCALE 1:100
DWG NO. 22-11-14-01	REV. 1

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# Planning Statement

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Redevelopment of existing amenity space and car parking to provide three affordable dwellings at Pease Place. Provision of additional car parking spaces at Payne Place.

Pease Place/Payne Place, East Hanningfield

# Planning Statement

Pease Place/Payne Place, East Hanningfield

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1.	<b>Introduction</b>	<b>1</b>
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3.	<b>The Proposed Development</b>	<b>4</b>
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## 1. Introduction

1.1 This Planning Statement has been prepared by Savills to support a full planning application ('the Application') for the redevelopment of public car parking to provide three new affordable homes ('the Proposed Development'), on behalf of Chelmsford City Council ('the Applicant') at Pease Place, East Hanningfield ('the Site'). The proposals also include the re-provision of some parking spaces on additional land in the control of the applicant at Payne Place.

1.2 The following plans accompany this planning application:

Plan	Reference
Site Location Plan	3557.01E
Proposed Block Plan	3557.02C
Proposed Plans and Elevations	3557.03B
Proposed Visualisations	3557.04

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

Document	Consultant
Planning Statement	Savills
Design and Access Statement	John Finch Partnership
Transport Statement	Journey Transport Planning
Arboricultural Impact Assessment	James Blake Associates
Foul and Surface Water Drainage Strategy	Create Consulting Engineers Limited



# Planning Statement

Pease Place/Payne Place, East Hanningfield



Preliminary Ecological Assessment	James Blake Associates
Biodiversity Net Gain Statement	James Blake Associates
Energy and Sustainability Statement	Create Consulting Engineers Limited
Phase 1 Geo-Environmental Desk Study Report	Gemco
Landscape Strategy	Kirsten Bowden
Topographical Survey	Survey Solutions
Biodiversity Checklist	
Sustainable Development Checklist	
CIL Additional Questions	

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

## Pre-Application Engagement

1.5 This application follows pre-application engagement previously undertaken with Officers at Chelmsford City Council in May/June 2022 under the reference 22/08196/PE. The advice highlighted queries around the existing open space allocation, parking displacement and design, which have all been addressed as part of this planning statement and the accompanying documents.

1.6 On the assumption that the above matters are dealt with robustly, it was concluded that a scheme for 3 dwellings in this location “appears deliverable”.

## 2. The Site and Surrounding Area

- 2.1 The main Site, that proposed for residential development at Pease Place, is approximately 770sqm in size, with the secondary site being 1980sqm. Over half of the site currently comprises an area of amenity grass, with the rest of the site laid to hardstanding and providing car parking spaces for 10 cars, and is therefore previously developed in part. The site is within the settlement boundary of East Hanningfield, which is recognised as a Service Settlement in the Chelmsford Local Plan Settlement Hierarchy (Policy S7).
- 2.2 The green area comprises grass only, with no landscaping features of value apart from a group of trees along the western site boundary. As amenity grassland, the site is regularly mown and maintained, and as such has low biodiversity value. There is also one existing tree on the eastern site boundary, just outside of the application site.
- 2.3 The site boundaries are primarily defined by existing neighbouring residential dwellings and associated close-boarded fencing.
- 2.4 Existing vehicular access to the Site is taken from Pease Place, into the car parking area, with no through route to Payne Place.
- 2.5 Additional land to the north, accessed from Payne Place, is also included in the application, is directly comparable in size, layout and characteristics. It currently includes 10 car parking spaces, and an area of amenity grass with some small trees in the eastern most part of the site. The additional hardstanding proposed here, to provide 4 new parking spaces, would not extend to these trees.
- 2.6 The parts of both of the sites which are not currently laid to hardstanding are allocated within the adopted Development Plan as Open Space (Policy DM21).
- 2.7 The Site is served by some local facilities in East Hanningfield, which include a pre-school, a primary school, a restaurant and post office. The village is also easily accessible to other nearby settlements such as Bicknacre and Howe Green, and to Chelmsford City via regular bus services. The site specifically is less than a 10 minute walk from bus stops along The Tye.
- 2.8 The Site is not within a Conservation Area, nor are there any listed buildings in the vicinity. There is substantial physical separation from East Hanningfield Conservation Area both in terms of distance and intervening built form.

### Planning History

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

## 3. The Proposed Development

- 3.1 The Proposed Development comprises a terrace of three 4-bedroom dwellings. Each plot will be primarily two storeys in height, with elements of single storey accommodation to the front and rear.
- 3.2 The design of the dwellings has been heavily influenced by the style and character of existing neighbouring development, as advised through pre-application engagement with the Council.
- 3.3 Pre-application engagement recognised that “the surrounding post-modernist estate is highly distinctive” and as such, the new dwellings have been designed to directly relate to existing properties through careful consideration of ground floor projections, the use of chimneys and window placement
- 3.4 Elevations and visualisations have been prepared to accompany this application, to demonstrate the new dwellings relationship with existing properties in respect of height and roof style for example.
- 3.5 The proposed properties will provide 4 bedrooms over the two-storeys, with open-plan living, kitchen and dining space. A single storey ground floor projection to the front, to echo the footprint of neighbouring properties, will provide level access bathrooms and utility space also.
- 3.6 All proposed dwellings have been designed to meet the Nationally Described Space Standards, and will also meet Part M4(2) of the Building Regulations (accessible or adaptable dwellings).
- 3.7 The proposals seek to provide a new vehicular connection between Pease Place and Payne Place, which will run along the front of these properties. Vehicular access to each of the new dwellings will be taken directly from this, with 2 parking spaces being provided in front of each property. There will also be space to the front of the dwellings for new landscaping, and an enclosed bin store for the mid-terraced unit.
- 3.8 Each dwelling will have a secure private garden of between 85m<sup>2</sup> and 100m<sup>2</sup> in size. Existing landscaping and tree planting to the rear of these is proposed to be retained, enhancing the green outlook to the rear. Sheds will also be provided in each garden for cycle parking.
- 3.9 The northern site, at Payne Place, is proposed to provide 4 additional car parking spaces through the extension of existing hardstanding only. This new provision has been informed by a local parking survey which identified a total of 115 available legally usable parking spaces within 100m of the site, alongside the fact that these spaces were only at most 56% used during the survey period.

### Planning Obligations

- 3.10 Given that the description of the proposed development specifies a requirement for the development to comprise affordable rent units, there will be no need for a Section 106 agreement in this regard.

# Planning Statement

Pease Place/Payne Place, East Hanningfield

---



3.11 Given the scale of development, and that CIL will be payable (albeit subject to affordable housing reductions) we do not foresee that any further obligations will be required. We understand RAMs can be covered through a Unilateral Undertaking.

## 4. Planning Policy

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

### The Development Plan

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

- *Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements*
  - *Utilise existing and planned infrastructure effectively.*
- 4.6 Strategy Policy S6 sets a minimum requirement of 18,515 additional homes in the administrative area for the period 2013-2026.
- 4.7 Policy DM1 seeks to ensure an appropriate housing mix, as well as requiring 50% of new dwellings constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.
- 4.8 Policy DM21(B) advises that *“the change of use of premises or development of existing open space, sports and recreational buildings and land, including playing fields forming part of an education establishment, will only be permitted where:*
- i) An assessment as been undertaken which clearly shows the facility is surplus to requirements; or*
  - ii) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - iii) The development is for alternative provision, the needs of which clearly outweigh the loss.”*
- 4.9 Policy DM23 seeks to ensure new development is of a high quality design which respects the character and appearance of the area in which it is located.
- 4.10 Policy DM26 seeks to ensure new dwellings provide appropriate amenity for future occupiers, including in relation to living environment, private amenity space, provision of open space, internal space, and recycling and waste storage. The accompanying Appendix B provides detailed standards to achieve such objectives.
- 4.11 Policy DM27 states that the Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009)

## **Supplementary Planning Documents**

- 4.12 Chelmsford City Council has adopted Supplementary Planning Documents (SPDs) which, whilst not formally part of the adopted Development Plan, are nevertheless material considerations in this Application.
- 4.13 These include the Making Spaces SPD, the Planning Obligations SPD, and the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) SPD May 2020
- 4.14 The Making Spaces SPD seeks to promote and secure high-quality sustainable new development, and sets out detailed guidance on the standards included in the LP. It seeks to ensure that new development makes



efficient use of resources and addresses climate change; and improves residents' quality of life, health and well-being.

- 4.15 It provides guidance on a host of matters, including the natural environment; movement; public spaces; built environment; sustainable design; and adaptable construction.
- 4.16 The Planning Obligations SPD identifies topic areas where planning obligations and possible contributions would be applicable, whether financial or otherwise. This includes in relation to potential obligations in respect of affordable housing, open space, environmental improvements or community facilities, and/or paying financial contributions towards them.
- 4.17 The RAMS SPD requires development that falls within the zones of influence of specific European designated sites to make financial contributions towards schemes to mitigate the impact of potential additional visitors to such sites arising from new developments.

## **National Planning Policy**

- 4.18 The National Planning Policy Framework (NPPF) is a material consideration.
- 4.19 At paragraph 11c), the NPPF stresses that development proposals which accord with an up-to-date Development Plan should be approved without delay.
- 4.20 The NPPF states (at paragraph 124) that planning should support development which makes efficient use of land, subject to a number of factors to be taken into account. Such factors include the following:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;
  - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - e) the importance of securing well-designed, attractive and healthy places
- 4.21 Separately, the NPPF also emphasises the need to significantly boost housing land supply, stressing this is a Government objective.

## 5. Planning Assessment

### Principle of Development

- 5.1 The site lies within the settlement boundary of East Hanningfield as per the adopted Development Plan.
- 5.2 Strategic Policy S1 requires for new development to optimise the use of suitable previously developed land for development, to locate development at well connected and sustainable locations, to respect the character and appearance of the built environment, to respect the existing development pattern and hierarchy of settlements and to ensure development is deliverable, amongst other principles.
- 5.3 As a proposed residential use, it is considered relevant to note the contribution the Proposed Development will make towards meeting housing needs, and the need for affordable housing in particular. The NPPF emphasises the need to significantly boost housing land supply. The Site provides an opportunity to help boost housing land supply in an accessible and sustainable location, in part utilising previously developed land to meet an identified need and help reduce the need to utilise less sustainable and / or greenfield sites to do so.
- 5.4 With consideration for Chelmsford's "Housing Additionality: Affordable Housing for Rent – Planning Advice Note" (January 2022), it is also understood that local need for affordable homes for rent, in relation to supply, is for four-bedroom units. The proposals exclusively comprise four-bedroom units available for affordable rent.

### Policy DM21 (Protecting Community Facilities)

- 5.5 Part of both parts of the application site are currently allocated as open space within the adopted Local Plan. Policy DM21 seeks to protect such land. In this instance, where the space is not being replaced or re-provided elsewhere, the only circumstances in which open space can be redeveloped is where an assessment has been undertaken to show the facility is surplus to requirements.
- 5.6 For the northern-most element of the application, only a small portion of the allocated areas is to be replaced with hardstanding and as such the majority of the open space will remain in this location. Given the limited value for use or enjoyment of this space at present due to lack of aesthetic value, equipment, benches etc, the proposed reduction in size will not impact the useability or function of the remaining land. In addition, the proposals include landscaping proposals to enhance this space through new tree planting. It is proposed therefore that this part of the proposals will not result in the loss of an existing open space in terms of its potential for use and community value.
- 5.7 The provision of three new affordable homes on the southern-most parcel will result in the loss of an allocated area of open space in its entirety. It is important to note however that the space contains no features, has limited natural surveillance, is enclosed from the wider green network, contains no equipment or benches for enjoyment and is currently accessed through an area of car parking within which cars will enter and manoeuvre with no physical separation for pedestrians. It's useability and value to the surrounding community is therefore perceived to be very minimal.

- 5.8 Existing trees and planting to the rear of the site can be retained as part of the proposals.
- 5.9 Around the wider estate as a whole, there are various of similar pockets of green amenity space which provide a comparable value to users. There is also a large formal playground accessed via Payne Place, just 150m from the application site. This is accessible via public footpaths and provides a secure and useable play area. In addition, approximately 200m from the site is East Hanningfield Recreation Ground which provides a further large play, sports pitches and expansive open space to serve a multitude of uses.
- 5.10 This nearby provision of green spaces and park areas has also been confirmed by the Council's Parks team through their input into the planning pre-application process. This advice also confirmed that it was expected that a case could be made this space was surplus to requirements as part of this planning application.
- 5.11 In conclusion, given the lack of value of the existing space and the wealth of nearby open space provision within easy and safe access of the application site, it can be concluded that the provision of affordable housing in this location would outweigh the loss of a small area of land allocated as open space. The proposals therefore are not considered to conflict with Policy DM21.

### Loss of Parking

- 5.12 The pre-application engagement process highlighted a potential concern of the Council in relation to the displacement of parking due to the loss of 10 free to use car parking spaces as a result of the proposals. To inform an assessment in this regard, a parking survey has been undertaken using the Lambeth Parking survey methodology, on 29th and 30th November, and 3rd December 2022. The survey area encompassed all roads within 100m of the site, and considered spaces that were not subject to any legal or practical restrictions in terms of their use.
- 5.13 Full details of the survey and the results are provided in the accompanying Transport Statement prepared by Journey Transport Planning. The survey results confirmed an availability of 115 legally usable parking spaces on street and in market out parking areas not subject to restriction within 100m of the site. During the survey period, the maximum utilisation rate of these spaces was 56%, thus leaving 44 available spaces in the immediate vicinity of the site.
- 5.14 With the proposed re-provision of 4 out of the 10 existing spaces, there is clearly capacity within 100m of the site for the displaced 6 spaces to be accommodated without any measurable increase in local parking stress.
- 5.15 It is relevant to note that the principle of the Proposed Development has also been considered through the pre-application process, through which the Council considered (albeit without prejudice to the Council's final decision) the Proposed Development could be deliverable subject to confirmation on matters relating to parking provision, design and the site's current part-allocation as open space.
- 5.16 Overall, it is considered there can be no doubt as to the acceptability of the Proposed Development in principle.

## Quantum

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

## Design and Layout

- 5.20 All three of the dwellings will meet the requirements of Part M4(2) of Building Regulations 2015 as required by Policy DM21.
- 5.21 As detailed in the accompanying design statement, and the description of the proposals earlier in this statement, the design of the new dwellings has been directly influenced by the existing design and character of neighbouring properties. The resultant scheme therefore meets the requirements of Policy DM23 by being of a high quality design which respect the character and appearance of the area in which it is located.
- 5.22 The proposals also meet the requirements of the Council's Development Standards (Appendix B) in respect of garden sizes, parking provision, space standards and recycling and waste storage.
- 5.23 The terraced nature of the scheme, which large garden spaces also prevents any harm in respect of privacy or overlooking for either new or existing properties.

## Access, Highways and Car Parking

- 5.24 The Site is well located to maximise use of sustainable modes of transport. It is located within walking distance, via footpaths, of the centre of East Hanningfield which also provides regular bus services to Chelmsford. The Proposed Development would provide dwellings in an accessible location. Of course, being situated amongst existing residential development and in the existing settlement boundary, the location is evidently suitable for residential development.
- 5.25 The Application is accompanied by a Transport Statement prepared by Journey Transport Planning.
- 5.26 Each proposed dwelling will be provided with 2 private on-plot parking spaces, in accordance with Essex Parking Standards for dwellings 2 bedrooms in size or larger. The reprovision of 4 parking spaces will not only

seek to mitigate the loss of the existing car parking spaces, but, combined with the existing evidenced car parking availability in the immediate vicinity, will provide for visitor parking also.

- 5.27 Private cycle parking is also provided in the form of lockable sheds in the back gardens.
- 5.28 The potential impact of the loss of 10 spaces is detailed in the Transport Statement, and at Paragraphs 5.12-5.16 above.
- 5.29 The scale of the development means that direct impact on the highway network will be minimal, with TRICS data implying an increase of approximately 14 movements over a typical day.
- 5.30 One component of the proposals involves the introduction a vehicular route through the southernmost site, connecting Pease Place to Payne Place. On top of ensuring direct access to the new proposed dwellings from Pease Place, it will also significantly improve access for emergency vehicles, servicing and deliveries in Pease Place, reducing the need to turning around and extensive reversing manoeuvres which are currently required times.
- 5.31 Given the layout of the estate, and extent of this new connection, it is not expected that this enhanced route would give rise to any significant changes in traffic movements that would impact the current highway network capacity and safety in the area.
- 5.32 Having regard to all of the above, the proposed car parking provision, access and highways arrangements are considered entirely appropriate.

### **Flood Risk and Drainage**

- 5.33 The Application is accompanied by a Foul and Surface Water Drainage Strategy prepared by Create.
- 5.34 The Foul and Surface Water Drainage Strategy concludes that the scheme can be constructed with adequate drainage provided to ensure flood risk to surrounding areas is not increased.
- 5.35 The report also demonstrates that infiltration forms of surface water drainage are not viable and all surface water flows can be attenuated and then drained to an existing surface water sewer to the south east of the Site. SuDS proposed to be used to attenuate include porous paving and flow control devices.
- 5.36 Foul water can also flow to an existing Anglian Water manhole by gravity.
- 5.37 The development will therefore be safe from flooding and will not increase flood risk elsewhere in accordance with adopted Policy DM18 (Flooding/SuDS)

### Ecology

- 5.38 The Site is previously developed land that is not subject to any designations that suggest it is of particular ecological value.
- 5.39 A Preliminary Ecological Appraisal (PEA) prepared by JBA accompanies the Application. The surveys and assessment undertaken identify the minimal value of the site given it primarily comprises hardstanding and managed amenity grassland. No further surveys were recommended therefore, however some precautionary measures in respect of any site clearance works.
- 5.40 Recommendations have also been in respect of opportunities for biodiversity enhancement such as the inclusion of bat and bird boxes, and hedgehog links which could easily be incorporated as part of future details landscaping proposals.
- 5.41 The application is also accompanied by a Biodiversity Net Gain assessment and associated calculations. This has considered offsite enhancement that is to be undertaken by the applicant on another site in the authoritative area, as well as the onsite landscaping proposals, and as a result is able to confirm that the site will achieve a 10.74% increase in habitat units.
- 5.42 The protection and enhancement of biodiversity achieved alongside the proposals will ensure accordance with Strategic Policies S1 and S4, and Policy DM16 especially.

### Arboriculture and Landscaping

- 5.43 An arboricultural impact assessment of the site and the proposals has been undertaken and the associated report is submitted as part of this application. The surveys identified 7 trees, groups or hedges across the site, all of which were either B or C category in terms of their value.
- 5.44 The assessment has informed the proposals, which respectively propose the retention of all existing trees. Any hedges to be removed are of low quality and internal within the site, thus having a negligible impact on the local landscape.
- 5.45 As a result, the report recommends that the proposals are approved subject to a scheme of new tree planting and successful tree protection methodology, as informed by the advice provided in the assessment.
- 5.46 Three new trees are proposed to be planted in the front gardens of the new dwellings, and a further three are proposed in the remaining open space in the northern site, to enhance the value that this open space has in terms of amenity, aesthetic appearance and biodiversity value. These proposals are detailed in the accompanying landscaping strategy prepared by Kirsten Bowden.
- 5.47 Furthermore, the landscaping scheme identified opportunities for new hedgerow planting and ornamental grass planting. These proposals contribute to the identified biodiversity net gain opportunity which includes a expected 18.43% gain in hedgerow units.



## Land Contamination

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

## Energy

- 5.52 In recognition of Strategic Policy S2, as well as the Sustainable Design and Construction SPD adopted by the Council in January 2021, an energy and sustainability statement has been provided to demonstrate that the design will holistically incorporate sustainable principles into the full range of sustainability aspects covered by the Local Plan.
- 5.53 The overarching strategy for the site is to maximise the reduction of energy use on-site through efficient fabric energy efficiency measures and servicing solutions such as air tightness, insulation, ventilation, heating control systems and lighting. The scheme also proposes the use of air source heat pumps as the source of heating.
- 5.54 Incorporation of the proposed measure will result in a reduction in predicted carbon emissions for the whole development of approximately 57% when compared to a Building Regulation Part L (2021) compliant development.

## 6. Conclusion

- 6.1 The Application proposes the provision of three new affordable homes within the existing settlement boundary of East Hanningfield, and will specifically address an identified need for larger affordable rent homes also.
- 6.2 This statement has sought to demonstrate that the proposals support the strategic objectives of Chelmsford City Council and also comply with all relevant development managements requirements. Whilst part of the site is allocated as open space, this statement has confirmed that the development of this land is outweighed by the provision of affordable housing in location, particularly when taking into account the actual value of the land as open space in its current state and location, and extensive alternative and better provision nearby. In addition, the proposals include landscape enhancements to a comparable space to the north. It is considered therefore that this departure from policy would be substantially outweighed by the benefits to be provided as a result of the proposals.
- 6.3 The benefits of the Proposed Development are significant, including provision of housing, improvements to character and appearance of the area, and efficient utilisation of underutilised and part previously developed land. Conversely, whilst the benefits are significant, the Proposed Development do not result in demonstrable harm, as confirmed by technical assessment work provided in support of the Application.
- 6.4 Having regards to all of the above, it is respectfully requested the Application be approved.