Planning Differences for Meeting 28th July 2026

25/01509/OUT Site At Old Telephone, Burnham Road

Demolition of existing buildings and erection of one dwelling. Access being sought. Appearance, layout, landscaping and scale reserved.

SWFTC Comments Submitted:

> The Planning and Environment Committee has a COMMENT ONLY: This application would impact on any ability to expand the existing Health Centre Building and we also have concerns around the entrance which would be close to a bus stop and exiting and entering the premises from a bus section of road and therefore no widening of the existing entrance should be permitted.

Chelmsford City Council: Permitted

See attached Officer Report and Decision Notice from Chelmsford City Council.

26/05088/TPO 11Taffrail Gardens

T16 - Oak - Crown reduction by 3m back to previous points. Crown thin by 10%. Crown lift to 6m. Reason - Tree hasn't been cut for a number of years

SWFTC Comments Submitted:

> The Planning and Environment Committee has NO OBJECTIONS to this application.

Chelmsford City Council: Refused

See attached Officer Report and Decision Notice from Chelmsford City Council.

South Woodham Ferrers

DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	25/01509/OUT Outline Application
Location	:	Site At Old Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford
Proposal	:	**Demolition of existing buildings and erection of one dwelling. Access being sought. Appearance, layout, landscaping and scale reserved.**
Applicant	:	Ms Crosby Harry Turner Family Ltd
Agent	:	Miss Jessica Archer
Date Valid	:	4th November 2025
Development Type	:	Minor Dwellings (D13)
Drawing No(s)	:	BNG Metric; Site plan plus trees; site Location Plan; Habitat Plan; BNG Statement; Arboricultural Impact Assessment; Planning Statement; Preliminary Ecological Appraisal; Bat Survey of Fromer Telephone Exchange South Woodham Ferrers/December 2025; CONV2.01
Target Date	:	29th December 2025
Consult Expiry	:	5th December 2025

Description of the site

- Located within the Urban Area of South Woodham Ferrers
- The site contains a former telephone exchange building and is locate immediately to the west of the Crouch Vale Medical surgery
- Tree lined site with agricultural fields to west and the rear
  The land around the site is allocated for residential housing and commercial uses under Strategic Growth Site 10 of the Chelmsford Local Plan

Details of the proposal

This application seeks outline permission for the construction of a single dwellinghouse. All matters are reserved, except for access.

There is an existing access onto the site from Burnham Road this is to be altered and repurposed in accordance with up-to-date highway standards.

Relevant Planning History

21/01961/OUT –Major development for residential and non-residential uses, Located to the north of this application site. Approved subject to S106.

A masterplan was approved for the wider Strategic Growth Site by Cabinet in March 2021, this is known as Strategic Growth Site 10.

Following this, a hybrid application 21/01961/OUT was submitted by Countryside Properties for up to 1020 homes, Up to 88 bedroom units of residential care accommodation (Class C2 or Class C3 use, including retirement living/sheltered housing, and/or extra care/housing-with-care/independent living and/or care home/nursing home use), up to 1,100 sqm (GEA) neighbourhood centre (Class E) including a multi-purpose community centre, up to 1,200 (GEA) of business floorspace (Class E), a 2fe primary school and two 56 place early years facilities and five serviced plots for travelling show people. The application also included associated local and strategic open space, highway infrastructure, pedestrian, cycle and bridleway routes. The outline part of the application was for access only, with all other matters reserved. The full part of the planning application sought permission for highways works and SuDs attenuation basins. This application was considered by Chelmsford Planning Committee on 7th February 2023. The Committee resolved to grant planning permission subject to conditions, completion of a s.106 Agreement and the lifting of a holding direction from the Secretary of State. The section 106 is still yet to be signed.

Consultations

The following were consulted as part of the application:

- *Public Health & Protection Services*: Potential for contaminated land from previous and existing uses, the developer should commission an asbestos survey of the site by a suitably qualified contractor. Any removal of asbestos should be undertaken by an appropriately licenced contractor and disposed of at an approved facility.

Any new dwelling permitted should meet the standards of BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

EV charging point should be provided at 1 charging point per unit.

- *South Woodham Ferrers Town Council*: Comment received: This application would impact on any ability to expand the existing Health Centre Building and we also have concerns around the entrance which would be close to a bus stop and exiting and entering the premises from a bus section of road and therefore no widening of the existing entrance should be permitted.

- *Essex County Council Highways:* Part of the site is required for the delivery of the sustainable transport network, the proposal would therefore be acceptable subject to suitable conditions.

- *Local residents:* No comments received.

Planning considerations

Principle of development

The site is located within the Urban Area of South Woodham Ferrers, where the principle of development is acceptable subject to compliance with the relevant policies of the Chelmsford Local Plan. The site has existing derelict buildings, overgrown scrub and hardstanding.

The application site lies south of Strategic Growth Site 10 and next to the Crouch Vale Medical Centre. Strategic Growth Site 10 has been allocated to create a high quality comprehensively planned sustainable extension to the existing town of South Woodham Ferrers, that maximises opportunities for sustainable travel, in a landscaped setting. As mentioned in the relevant planning history the development for the strategic site includes housing and non-residential development. This application site would be located adjacent a residential part of the development.

The existing building on the site used to be a small rural automated telephone exchange dating from the interwar period. It is a variation of one of the smallest 'Type A' buildings used to house telephone equipment. The brick building has some modest heritage value as a rural telephone exchange from the plotland era of South Woodham Ferrers. However, given its condition, previous alteration and modest significance there is no objection to its demolition. A condition however has been attached for the submission of a written scheme of investigation in order provide suitable historic building records of the site.

Design

Policy DM23 of 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.

This outline application does not include any details of the proposed dwelling or the proposed layout of the site. These are to be provided at Reserved Matters stage. The site is of a reasonable size and is located adjacent to the Crouch Vale Medical Centre and the strategic growth site to the north. In principle, a single or two-storey dwelling could be accommodated within this context in terms of scale.

However, full details of the design and layout would need to be submitted at Reserved Matters stage to fully comply with Policy DM23.

In addition to design, Policy DM26 of the Local Plan requires that all new dwellings provide sufficient levels of privacy, amenity space, open space, and refuse and recycling storage, and that they comply with the Nationally Described Space Standards, in accordance with Appendix B.

The submitted site plan is indicative and does not include details of the internal layout. The internal layout would need to fully comply with the standards set out within Appendix B.

The garden space would also need to meet the requirements set out in Table 10 of Appendix B. However, given the size of the plot, it is considered that there is sufficient space to accommodate a new dwelling, together with adequate private amenity space and off-street parking for a single dwelling in accordance with Policy DM26.

Subject to the suitable design, scale and provisions as mentioned above to be provided at reserved matters stage, in order to fully comply with Policies DM23 and DM26, the principle of a new dwelling on the site is acceptable.

Access/Highway safety

The site is currently served by a disused access north of Burnham Road. South of the existing access is a pavement that links to the medical centre and supermarket. Due to the nature of the application, Essex County Council Highways Authority were consulted. Their comments have considered both parking and access. For the access, whilst there is an existing access to the site, this no longer meet standards, as such,

conditions have been added. The conditions relating to the access include the surfacing materials and the width of the access. These are to ensure that the works would not result in surface water run-off and that the proposal would not result in an overly wide dropped kerb, in the interest of highway safety.

As this is an outline application, the plans do not show the final size of the dwelling and the full layout of the site. Despite this, the application site is spacious, and it is likely that suitable parking provisions for off-street parking could be accommodated. This would have to be confirmed at reserved matters stage.

As such, conditions have been attached to make sure the provisions would be suitable for the new dwelling in accordance with EPOA Parking Guidance 2024.

As noted above, to the north of the site lies the wider Strategic Growth Site 10, which is intended to deliver housing and associated non-residential uses. To support this growth and ensure appropriate connectivity, part of the frontage of the application site has been identified as necessary to provide a pedestrian and cycle route linking to the wider development. The route would extend across the site frontage, requiring the provision of a 0.5m-wide strip of land to be secured with highway rights to ensure the full width of the public route is delivered. The delivery of this route is essential to achieve a connected and sustainable transport network. As such, a Grampian condition has been attached to the outline permission requiring this land to be dedicated as public highway. This approach has been agreed in principle with the applicant's agent.

Trees

Policy DM17 relates to trees, woodland and landscape features. It states that planning permission will only be granted for development proposals that do not result in unacceptable harm to the health or amenity of protected trees, or to landscape features that contribute to the character and appearance of the area.

The site is bordered by a number of mature trees, most of which appear to lie outside the red line boundary, although some have canopies extending into the site. These trees are considered to contribute positively to the character and appearance of the area.

The application is supported by an Arboricultural Impact Assessment (AIA); however, this relates only to the demolition of the existing structures. The potential impact of the proposed dwelling has not been assessed and is therefore unclear at this stage. In the absence of a full AIA for the proposed development, the extent of any potential harm to retained trees cannot be fully determined.

Accordingly, a condition is recommended requiring the submission of a detailed Arboricultural Impact Assessment and method statement prior to the commencement of development.

Subject to the submission of suitable supporting information demonstrating that the proposal would not result in unacceptable harm to trees or landscape features, the development could comply with Policy DM17.

Impact to neighbours

Policy DM29 of the Chelmsford Local Plan states that planning permission will be granted for development proposals provided that the development safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing.

The site only currently neighbours the medical centre and agricultural fields. Subject to the design and layout proposed within a reserved matters application, the new house would likely have a suitable relationship with all neighbouring buildings in accordance with Policy DM29.

Sustainable buildings

Local Plan Policy DM25 requires all new dwellings to incorporate sustainable design features. These are that the dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day and that Electric Vehicle charging point infrastructure of 1 charging point per unit shall be provided. Conditions have been attached for these matters.

Land contamination

Policy DM30 of the Local Plan covers matters of contamination and pollution. The policy states that sites or land which is contaminated or has a history of a potentially contaminating use, permission will only be granted where the Council is satisfied that: i. there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; and ii. there will be no adverse impact on the quality of local groundwater or surface water.

The previous use of the site was a telephone exchange, as such there is potential for land contamination on site. A condition has been attached to ensure suitable remediation if required.

Subject to compliance with the attached condition, the proposal would comply with Policy DM30.

Recreation Avoidance Mitigation Strategy

Section 15 of the NPPF requires that when determining planning applications, local planning authorities should apply the principle that if significant harm to biodiversity resulting from development cannot be avoided adequate mitigation, or, as a last resort, compensation for, then planning permission should be refused.

Policy DM16 states that where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

New residential development at this site has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017.

Payment has been provided as part of this application.

Ecology

Policy DM16 requires that all development should conserve and enhance biodiversity assets, avoid harm wherever possible, mitigate or compensate for any unavoidable impacts, and deliver biodiversity net gain through habitat creation, restoration and enhancement.

A Preliminary Ecological Appraisal and bat survey were provided as part of this application. The bat survey concluded that there was no evidence of bats present on site or inside of the building. It is agreed that the site shows no potential roost features inside of the existing building. However, as part of the survey effort, the loft void was not accessed and therefore the presence of bats cannot be ruled out. Prior to commencement of development, a Precautionary Method Statement shall be submitted and agreed in writing. Subject to the attached condition, the proposal would comply with Policy DM16.

Tree planting

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.

Strategic Policy S2 of the Chelmsford Local Plan recognises that new development will seek to mitigate and adapt to climate change. Paragraph 9.13 of the Planning Obligations Supplementary Planning Document (SPD) (January 2021) states that where practicable, all new housing development should seek to plant three trees per net new dwelling. Paragraph 5.18 of the Making Places Supplementary Planning Document (January 2021) states that green spaces provided in connection with new housing development should, where practicable, include the planting of three trees per net new dwelling.

The Council's starting point is that the trees should be provided on site as part of any approved development. A condition has been added for the details and subsequent planting of these trees.

Other matters

Comments received from the South Woodham Ferrers Town Council raise concern about the proposal stopping any possible expansion of the medical centre and potential impacts to the bus stop adjacent. There are no applications for the expansion of the medical centre, should an application be made, the application would be determined on its own merits. The bus stop adjacent the site would still be accessible and unaltered by the proposal.

For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

Biodiversity Net Gain

BNG achieved: Combination of on and off-site contributions
Secured by: Condition.

Community Infrastructure Levy (CIL)

This application is CIL liable

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

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

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

Condition 2
Application for approval of the reserved matters shall be made to the local planning authority no later than 3 years from the date of this permission.

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

Condition 3
Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

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

Condition 4
The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:
In order to achieve satisfactory development of the site

Condition 5
Prior to the first occupation of the dwelling hereby permitted, charging infrastructure for electric vehicles shall be installed and retained at the property.

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

Condition 6
The new dwelling unit 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

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 8
An application for approval of reserved matters which includes "layout" shall include a final written Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as applied in the area in which the site is situated at the relevant time.

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

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

Condition 9
An application for approval of reserved matters which includes "layout" shall include a written Habitat Management and Monitoring Plan (HMMP), in the form of the national Natural England and DEFRA template, for a minimum period of 30 years for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

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

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

Condition 10
Prior to first occupation of the dwelling herby approved a parking area shall be provided for the parking of two vehicles to serve the new dwelling and that space shall thereafter be kept available at all times for the parking of vehicles associated with the dwelling.

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

Condition 11
Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not exceed 4.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/cycle/highway verge.

Reason:
In the interest of highway safety.

Condition 12
No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason:
To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 13
As part of the reserved matters application an arboricultural impact assessment for the construction of a new dwelling shall be submitted to and approved in writing by the local planning authority setting out the proposed tree protection, tree surgery and construction methods, the development shall only be carried out in accordance with the approved arboricultural report.

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

Condition 14
An application for approval of reserved matters which includes "landscaping" shall include details of size and species of the proposed three new trees shall be planted on the site prior to the first occupation of any part of the development or in the first available planting season following such occupation. In the event that the trees become diseased, damaged, die or are removed within the first five years after planting they shall be replaced with a species and size as shown on the approved plan.

Reason:
In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan and to ensure that three additional trees are planted in response to the Council declaring a Climate and Ecological Emergency and Strategic Policy S2 of the Chelmsford Local Plan which recognises that new development will seek to mitigate and adapt to climate change .

Condition 15
The internal noise levels of the development herby permitted shall meet the standards of BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. That is, the internal noise levels in bedrooms at night (2300 hours - 0700 hours) with windows closed shall not exceed 30dB(A) LAeq. The internal noise levels in habitable rooms during the day (0700hours - 2300hours) with windows closed shall not exceed 35dB(A) LAeq.

Reason:

To ensure that noise levels would not impact the standards of the living for the occupants of the new dwelling.

Condition 16
a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority.

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

Reason:
To ensure the proposed development is visually satisfactory and does not prejudice the appearance of the locality in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 17
No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. the approved plan shall be adhered to throughout the construction period. The plan shall provide for:
i. the parking of vehicles of site operatives and visitors,
ii. loading and unloading of plant and materials
iii. storage of plant and materials used in constructing the development,
iiii. wheel and underbody washing facilities.

Reason;
To ensure that on-street parking of these vehicles on the adjoining Burnham Road carriageway does not occur and to ensure that loose materials and spoils are not brought onto the highway, in the interests of highway safety.

Condition 18
a) No demolition, conversion or alterations shall commence until a programme of historic building recording has been secured in accordance with a Written Scheme of Investigation (WSI) which shall first be submitted for approval in writing by the Local Planning Authority.

b) No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the approved WSI.

c) A report detailing the results of the recording programme shall be submitted to the Local Planning Authority for approval and confirm the deposition of the archive to an appropriate depository as identified and agreed in the WSI. This shall be carried out within 6 months of the date of completion of the archaeological fieldwork.

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

Condition 19
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 20
Within three months of this outline planning consent being granted. The applicant shall enter into a deed of dedication with the Essex County Council Highways Authority in relation to the pink shaded area identified on drawing no. CONV2.01.

Reason:
To facilitate sustainable transport modes connecting the wider area, prioritising walking and cycling.

Notes to Applicant

1 Hours of work during construction

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

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

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

In some circumstance further restrictions may be necessary.
For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

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

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

2 The proposed development is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended) which will be applied to any Reserved Matters application(s) submitted in connection with this outline application. Reserved Matters application(s) must be accompanied by a CIL Additional Questions Form as well as CIL Form 2 - Claiming Exemption or Relief if claiming Social Housing relief. There are further details and links to these forms on the Council's website at www.chelmsford.gov.uk/cil.

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

4 It is recommended that an asbestos survey is undertaken prior to demolition. Any asbestos found must be removed by a qualified contractor and disposed of at a licensed facility.

SUMMARY OF RELEVANT ADOPTED PLANNING POLICIES:

APPB
Appendix B forms part of the adopted Local Plan and provides information about standards that apply to all new residential developments in Chelmsford including conversions, apartments, houses, Houses in Multiple Occupation (HMO's) and extensions, unless it can be demonstrated that the particular site circumstances require a different design approach. The standards seek to ensure new developments will meet the needs of their occupiers, minimise the impact of new developments on surrounding occupiers and encourage higher rates of recycling.

BNG
The Environment Act 2021 makes biodiversity net gain mandatory. The Act makes provision for grants of planning permission to be subject to a condition to secure that the biodiversity gain objective is met. The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least 10%.

SPS1
Strategic Policy S1 Spatial Principles - The Spatial Principles will guide how the Strategic Priorities and Vision will be achieved. They will underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations.

DM23
Policy DM23 - High Quality & Inclusive Design - 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.

DM27
Policy DM27 - Parking Standards - 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. The relevant standards are contained in the 2024 Essex Parking Guidance which were adopted by Chelmsford City Council in 2025.

DM26

Policy DM26 - Design Specification for Dwellings - All new dwellings (including flats) 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. All houses in multiple occupation shall also provide sufficient communal garden space, cycle storage, parking and refuse and waste storage.

DM16
Policy DM16 - Ecology & Biodiversity - The impact of a development on Internationally Designated Sites, Nationally Designated Sites and Locally Designated Sites will be considered in line with the importance of the site. With National and Local Sites, this will be balanced against the benefits of the development. All development proposals should conserve and enhance the network of habitats, species and sites.

DM17
Policy DM17 - Trees, Woodland & Landscape Features - Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Development proposals must not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area.

DM30
Policy DM30 - Contamination & Pollution - Permission will only be granted for developments on or near to hazardous land where the Council is satisfied there will be no threat to the health or safety of future users and there will be no adverse impact on the quality of local groundwater or surface water. Developments must also not have an unacceptable impact on air quality and the health and wellbeing of people.

DM25
Policy DM25 - Sustainable Buildings - All new dwellings and non-residential buildings shall incorporate sustainable design features to reduce carbon dioxide and nitrogen dioxide emissions and the use of natural resources. New dwellings and non-residential buildings shall provide convenient access to electric vehicle charging point infrastructure.

NHP
The Neighbourhood Plan sets out the local community's aspirations for the area and establishes policies for development and land use in the area. It is a material planning consideration.

Background Papers

Case File

TOWN AND COUNTRY PLANNING ACT 1990

Agent:

Miss Jessica Archer
Whirledge & Nott
The Black Barn
Lubards Farm
Hullbridge Road
Rayleigh
SS69QG

Applicant:

Ms Crosby
Harry Turner Family Ltd
C/o Agent

OUTLINE PLANNING PERMISSION

LOCATION:	**Site At Old Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford**
PROPOSAL:	**Demolition of existing buildings and erection of one dwelling. Access being sought. Appearance, layout, landscaping and scale reserved.**
APPLICATION NO:	**25/01509/OUT**
DATE RECEIVED:	**4th November 2025**
DRAWING NO(s):	**BNG Metric; Site plan plus trees; BNG Statement; site Location Plan; Habitat Plan; Arboricultural Impact Assessment; Planning Statement; Preliminary Ecological Appraisal; CONV2.01; Bat Survey of Fromer Telephone Exchange South Woodham Ferrers/December 2025;**

The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to **GRANT OUTLINE PLANNING PERMISSION** subject to the following:-

Condition 1

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

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

Condition 2
Application for approval of the reserved matters shall be made to the local planning authority no later than 3 years from the date of this permission.

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

Condition 3
Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

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

Condition 4
The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:
In order to achieve satisfactory development of the site

Condition 5
Prior to the first occupation of the dwelling hereby permitted, charging infrastructure for electric vehicles shall be installed and retained at the property.

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

Condition 6
The new dwelling unit 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
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 8
An application for approval of reserved matters which includes "layout" shall include a final written Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as applied in the area in which the site is situated at the relevant time.

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

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

Condition 9
An application for approval of reserved matters which includes "layout" shall include a written Habitat Management and Monitoring Plan (HMMP), in the form of the national Natural England and DEFRA template, for a minimum period of 30 years for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

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

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

Condition 10
Prior to first occupation of the dwelling herby approved a parking area shall be provided for the parking of two vehicles to serve the new dwelling and that space shall thereafter be kept available at all times for the parking of vehicles associated with the dwelling.

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

Condition 11
Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not exceed 4.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/cycle/highway verge.

Reason:
In the interest of highway safety.

Condition 12
No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason:
To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 13
As part of the reserved matters application an arboricultural impact assessment for the construction of a new dwelling shall be submitted to and approved in writing by the local planning authority setting out the proposed tree protection, tree surgery and construction methods, the development shall only be carried out in accordance with the approved arboricultural report.

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

Condition 14
An application for approval of reserved matters which includes "landscaping" shall include details of size and species of the proposed three new trees shall be planted on the site prior to the first occupation of any part of the development or in the first available planting season following such occupation. In the event that the trees become diseased, damaged, die or are removed within the first five years after planting they shall be replaced with a species and size as shown on the approved plan.

Reason:
In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan and to ensure that three additional trees are planted in response to the Council declaring a Climate and Ecological Emergency and Strategic Policy S2 of the Chelmsford Local Plan which recognises that new development will seek to mitigate and adapt to climate change .

Condition 15
The internal noise levels of the development herby permitted shall meet the standards of BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. That is, the internal noise levels in bedrooms at night (2300 hours - 0700 hours) with windows closed shall not exceed 30dB(A) LAeq. The internal noise levels in habitable rooms during the day (0700hours - 2300hours) with windows closed shall not exceed 35dB(A) LAeq.

Reason:
To ensure that noise levels would not impact the standards of the living for the occupants of the new dwelling.

Condition 16
a) Details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, shall be submitted to and approved in writing by the local planning authority.

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

Reason:
To ensure the proposed development is visually satisfactory and does not prejudice the appearance of the locality in accordance with Policy DM23 of the Chelmsford Local Plan.

Condition 17
No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. the approved plan shall be adhered to throughout the construction period. The plan shall provide for:
i. the parking of vehicles of site operatives and visitors,
ii. loading and unloading of plant and materials
iii. storage of plant and materials used in constructing the development,
iiii. wheel and underbody washing facilities.

Reason;
To ensure that on-street parking of these vehicles on the adjoining Burnham Road carriageway does not occur and to ensure that loose materials and spoils are not brought onto the highway, in the interests of highway safety.

Condition 18
a) No demolition, conversion or alterations shall commence until a programme of historic building recording has been secured in accordance with a Written Scheme of Investigation (WSI) which shall first be submitted for approval in writing by the Local Planning Authority.

b) No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the approved WSI.

c) A report detailing the results of the recording programme shall be submitted to the Local Planning Authority for approval and confirm the deposition of the archive to an appropriate depository as identified and agreed in the WSI. This shall be carried out within 6 months of the date of completion of the archaeological fieldwork.

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

Condition 19
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 20
Within three months of this outline planning consent being granted. The applicant shall enter into a deed of dedication with the Essex County Council Highways Authority in relation to the pink shaded area identified on drawing no. CONV2.01.

Reason:
To facilitate sustainable transport modes connecting the wider area, prioritising walking and cycling.

Notes to Applicant

1 Hours of work during construction

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

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

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

In some circumstance further restrictions may be necessary.
For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

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

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

2 The proposed development is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as Amended) which will be applied to any Reserved Matters application(s) submitted in connection with this outline application. Reserved Matters application(s) must be accompanied by a CIL Additional Questions Form as well as CIL Form 2 - Claiming Exemption or Relief if claiming Social Housing relief. There are further details and links to these forms on the Council's website at www.chelmsford.gov.uk/cil.

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

4 It is recommended that an asbestos survey is undertaken prior to demolition. Any asbestos found must be removed by a qualified contractor and disposed of at a licensed facility.

Date: 30 June 2026

Signed:

Sarah Hill-Sanders

SARAH HILL-SANDERS
Planning Development Manager

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

Important Note: This Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

The provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this development and will be determined at Building Regulation Stage.

NOTICE TO APPLICANT WHERE PERMISSION IS SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to impose conditions on your permission for the proposed development then you can appeal to the Secretary of State for the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

- For householder and minor commercial applications you must appeal within **12 weeks** of the Council's decision. For other application types you must appeal within six months of the Council's decision.

- **However if the development as described in your application is the same or substantially the same as development that is currently the subject of an enforcement notice then you must appeal within 28 days of the date of the service of this enforcement notice.**

- Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
  If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Notification of Appeals to the Council

- You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to planning.appeals@chelmsford.gov.uk or address to the Director of Sustainable Communities, Chelmsford City Council, P.O. Box 7544, Civic Centre, Duke Street, Chelmsford, Essex, CM1 1XP.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Department for Communities and Local Government grant permission to develop land subject to conditions, the owner can claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter I of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.

- These circumstances are set out in Section 114 and related to provisions of the Town and Country Planning Act 1990.

South Woodham Ferrers

DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	26/05088/TPO Works to trees subject to a TPO
Location	:	11 Taffrail Gardens South Woodham Ferrers Chelmsford Essex CM3 5WH
Proposal	:	**T16 - Oak - Crown reduction by 3m back to previous points. Crown thin by 10%. Crown lift to 6m. Reason - Tree hasn't been cut for a number of years**
TPO Reference	:	TPO/2001/034
Applicant	:	Ms Patricia Severn
Agent	:	Miss Amelia Coppins
Date Valid	:	20th May 2026
Development Type	:	Works to trees subject to a TPO (T01)
Drawing No(s)	:	Tree site plan; Tree photo;
Target Date	:	14th July 2026
Consult Expiry	:	1st July 2026

Site description

- Situated off Taffrail Gardens
- Detached dwelling
- Within South Woodham Ferrers Urban Area

Officer's report

The oak tree is a mature specimen situated within the rear garden of the residential property. It supports a broad, well-rounded, and evenly structured canopy, that overhangs aspects of the neighbouring gardens. When viewed from the frontage, the canopy gently frames the building, softening the man-made straight edges of the built structure. The tree is also visible between dwellings within the Taffrail Gardens and aspects of Inchbonnie Road, where it forms an attractive feature; the dark green foliage and mature character of the specimen makes a positive contribution to the visual amenity value of the area, enhancing the overall character and softening the urban environment.

The tree displayed a full and vigorous canopy that appeared to be in fair physiological condition. The tree displays a large level of epicormic growth that has resulted in a relatively dense canopy and there was evidence of minor deadwood (<25 mm) throughout the canopy. A level of ivy has begun to grow up the main stem, and a large proportion of the rooting area and root flare has been covered by gravel that may obscure any defects. Fungal fruiting bodies were noted to the eastern and western basal aspects of the specimen.

The tree has previously been maintained by ways of crown lifting and crown reduction. The most recent application was approved in 2021 that sought a 2 – 2.5 m crown reduction and the removal of epicormic growth on the main stem up to 4 m. The tree appears to have recovered well from the works. The proposal now seeks a 3 m crown reduction, 6 m crown lift and 10% crown thin, this is considered excessive.

A 3 m crown reduction would remove a substantial proportion of photosynthetic materials that would exceed the previously established pruning framework. The works would create large pruning wounds that would leave the tree vulnerable to the ingress of pests and pathogens. The resultant physiological stress would likely result in a proliferation of reactive regrowth, exacerbating crown density and undermining the purpose of the works.
The 6 m crown lift proposed would again remove a large proportion of photosynthetic and leaf bearing structure that would result in substantial wounding on the stem; a 6 m lift would exceed the height of a double decker bus, representing a disproportionate response to maintenance for a residential garden. The mature tree would again be left vulnerable and may form a potential foothold for extensive decay that could lead to future biomechanical failure and adversely affect the biomechanics and stability of the specimen.
Additional thinning works would contribute to the cumulative wounding of the specimen and typically stimulates a proliferation of re-growth, that would likely exacerbate canopy density and commit the tree to cyclical pruning to mitigate resultant stress on unions.
The reason proposed for the works, that the tree has not been pruned for a number of years, would not be proportionate to the scale of works proposed, nor the impact on the long-term health of the physiological risk these operations would impose. The cumulative impact for the pruning works proposed would cause significant wounding that would require the tree to expend substantial energy to attempt to compartmentalise dysfunction to almost all aspects of the canopy. This would leave the tree depleted and require the tree to compromise essential physiological processes, harming the long-term viability and health of the tree.
For the reasons given above and having regard to all other relevant matters, the proposed work is unacceptable.

Consultations

South Woodham Ferrers Town Council – No objections

CONSULTATION EXPIRY DATE

1st July 2026

RECOMMENDATION

The Application be REFUSED for the following reasons:-

Reason 1
The tree is an attractive and mature specimen of fair physiological health that forms an impressive specimen within the residential garden that contributes to the visual amenity value of the built urban setting. The works proposed are excessive and would both individually and cumulatively create substantial wounding that would remove a large proportion of photosynthetic material as well as creating large pathways for the ingress of pests and disease. The 3 m crown reduction, 6 m crown lift and 10% crown thin would not adhere to the principles set out in BS 3998:2010 tree work - recommendation and no arboricultural justification was provided to substantiate such excessive works. The proposal would detrimentally impact the long-term health of the tree, adversely affecting the biomechanical stability of the specimen and harming the visual amenity value of the locality.

Notes to Applicant

1 There were suspected Ganoderma australe fruiting bodies observed during the site visit. It is therefore recommended that a detailed decay assessment is undertaken to inform what works (if any) may be required.

Background Papers

Case File

Chelmsford City Council

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Agent:

Miss Amelia Coppins
TH Trees Ltd
72 Hatfield Road
Rayleigh
SS6 9AR

Applicant:

Ms Patricia Severn
11 Taffrail Gardens
South Woodham Ferrers
Chelmsford
Essex
CM3 5WH

NOTICE OF REFUSAL OF APPLICATION TO CARRY OUT WORKS TO PRESERVED TREE(S)

LOCATION:	**11 Taffrail Gardens South Woodham Ferrers Chelmsford Essex CM3 5WH**
PROPOSAL	**T16 - Oak - Crown reduction by 3m back to previous points. Crown thin by 10%. Crown lift to 6m. Reason - Tree hasn't been cut for a number of years**
TPO REF:	**TPO/2001/034**
APPLICATION NO:	**26/05088/TPO**
DATE RECEIVED:	**20 May 2026**

The Council has given consideration to the application as specified above, and hereby gives notice of its decision to **REFUSE CONSENT** for the following reasons:-

The tree is an attractive and mature specimen of fair physiological health that forms an impressive specimen within the residential garden that contributes to the visual amenity value of the built urban setting. The works proposed are excessive and would both individually and cumulatively create substantial wounding that would remove a large proportion of photosynthetic material as well as creating large pathways for the ingress of pests and disease. The 3 m crown reduction, 6 m crown lift and 10% crown thin would not adhere to the principles set out in BS 3998:2010 tree work - recommendation and no arboricultural justification was provided to substantiate such excessive works. The proposal would detrimentally impact the long-term health of the tree, adversely affecting the biomechanical stability of the specimen and harming the visual amenity value of the locality.

Notes to Applicant

1 There were suspected Ganoderma australe fruiting bodies observed during the site visit. It is

therefore, recommended that a detailed decay assessment is undertaken to inform what works (if any) may be required.

Date: 14 July 2026

Signed:

Kirsty Dougal

KIRSTY DOUGAL
Planning Environment Manager

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

Notes

(1) Any person who has suffered damage or has incurred expenditure in consequence of a refusal of consent, or of any grant of consent subject to conditions or (in certain instances) of a direction for replanting a woodland area may claim compensation. Compensation is not payable in respect of any trees which are the subject of a certificate by the Chelmsford City Council when giving a decision upon an application; particulars of any such certificate are incorporated in this notice of decision. If you wish to make a claim you must do so within 12 months of the date of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of her decision).

(2) If you are aggrieved

(i) by the decision of the authority to refuse to grant consent; or

(ii) by any certificate or directions given by the authority in pursuance of the provisions of the Tree Preservation Order;

You may appeal to the Secretary of State for Communities and Local Government. This must be done in writing within 28 days of the receipt of this notice, and sent to:

Environment Appeals
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Email: treeandhedgeappeals@planninginspectorate.gov.uk