

Tim Glass  
Moores Garden  
Farmbridge End Road  
Good Easter  
Chelmsford  
CM1 4RY

Your ref:  
My ref: 25/08261/PE  
Date: 1 July 2025

Dear Mr Glass

**The Village Hall School Road Good Easter Chelmsford Essex CM1 4RT**

Thank you for your pre-application enquiry regarding proposals to replace the existing village hall with a single storey dwelling as part of a wider redevelopment of the community buildings in Good Easter.

It is understood from your enquiry that the sale and redevelopment of the village hall site would take place after the proposed new community building is completed. As such there would not be a period of time when there would be a deficit in community facilities for the village; this approach is welcomed.

As you are aware, the site is located outside but adjacent to, the Good Easter Conservation Area. There are also listed buildings located to the north. I have sought advice from the Council's Conservation Officer and can provide the comments below on the submitted plans.

Design

The new dwelling would be single storey with an off-set gabled crosswing towards the western side of the building, with a carport beyond that. It is proposed that the external materials would comprise rendered walls and slate to the roof. The garden would be to the east side and a timber picket fence is indicated to the front and side boundaries.

The buildings surrounding the site generally have shallow plan depths with steep roofs. The depth of the gables to the proposed dwelling are too deep to be in keeping with the neighbouring buildings and should be reduced to a maximum of 5.5m to reflect the local character.

The proposed carport element mirrors the form of the main range of the dwelling, giving a cruciform plan. The carport as shown has the same ridge height as the ridge to the dwelling. However, as it provides an ancillary function to the dwelling, the carport should be a subservient element rather than a continuation of the built form. A satisfactory reduction to the height of the carport could be achieved by using a cat slide roof form to the rear. This would result in the mass and built form of the carport being subservient to the dwelling while still retaining the overall floor space provided for parking.

In light of the steep roof pitch proposed to the new dwelling, clay plain tiles would be most suitable material for the dwelling. The buildings to the east of the site have clay pantiles to their roofs and the use of these to the new dwelling would match the buildings in the vicinity of the site and would aid the integration of the development into the surrounding built form.

The building as shown would have a very simple design. It would be beneficial to introduce some variety to the design and appearance, to reflect the surrounding context, through the proposed external materials. For example, black timber weatherboard could be used to the main range and carport with red brick used for the crosswing, with detailing to match the School House. It is also recommended that the window to the front of the crosswing should have a stronger vertical emphasis. This could be achieved through the use of a taller or slimmer window opening.

The use of picket fence would be an appropriate boundary treatment for this site in the rural village context. Native hedging could also be added inside the fence to give privacy to the garden area. This would help to avoid pressure for additional privacy screening, such as unsympathetic fencing, by occupants in the future. Alternatively, the building could be moved east and the crosswing placed at the eastern end, to locate the garden to the west and rear where it would be further away from the road junctions at the crossroads.

The plans show a new public footpath along the frontage of the site. This would appear to provide a limited benefit, as there are no public footpaths to connect to immediately adjacent to the site or in the adjacent roads. It is likely that if this footpath is provided, it could encourage parking to the front of the property. Rather than provide the footpath, it may be more beneficial to landscape this area as part of the front garden to the proposed dwelling.

#### Development Standards

Aside from the design and appearance of the proposed dwelling, the development would need to meet the development and parking standards set out in Policies DM26 and DM27 and Appendix B of the Chelmsford Local Plan.

The internal size and layout of the property would appear to meet, and exceed, minimum internal space standards. There would be windows in walls, providing an outlook, natural light and ventilation for future occupants.

The garden area would exceed the minimum standards for private amenity areas. Space would need to be provided within the site for the storage and collection of refuse and recycling. From the drawings, although this is not marked on the plans, it would appear that there would be plenty of space within and around the dwelling to provide this in a suitable location.

In order to comply with the adopted parking standards, an additional parking space as well as the carport would be required for the property. A tandem parking arrangement could possibly be achieved with two spaces located along the side of the property. If a carport or garage is proposed to provide the parking spaces, the internal dimensions must be 3m x 7m for a single garage. Repositioning or increasing the size of the indicated carport will have implications for the design but as a suggestion, you could look at moving the carport back and providing a parking space in front of it.

#### Summary

The general design approach shown on the submitted plans for a dwelling on this site is one which could be supported, subject to the feedback and suggestions outlined above. While the plans do need some revisions before they could be supported, the required revisions are relatively minor and the proposal is on the right track to a scheme which could be successful.

You will likely have seen the notes below on our previous advice letter; you may wish to review the notes below as they are up-to-date and reflect the current position on each matter.

## Other matters

### *Validation Requirements*

Full details of all validation requirements for planning applications can be found on the Council's website:

<https://www.chelmsford.gov.uk/planning>. Please note that existing floor plans and elevations, and photographs of the site, are required for householder applications. A completed biodiversity checklist must also be submitted with any application affecting sites where protected habitats and species are or likely to be present.

### *Community Infrastructure Levy*

You should be aware that the proposed development may be liable for Community Infrastructure Levy Charges. Further details can be found on the Council's website: [www.chelmsford.gov.uk/cil](http://www.chelmsford.gov.uk/cil)

### *Ecology*

A Preliminary Ecological Appraisal by a suitably qualified professional needs to be undertaken for the site prior to the submission of any planning application to establish whether there are any protected species, or habitat features which support them, on the site. If this indicates that further surveys are required, these must also be undertaken before the submission of an application, and submitted with the application.

### *Biodiversity Net Gain*

All development proposals should deliver a biodiversity net gain (BNG) of at least 10% by creating, restoring and enhancing habitats. This is a requirement of Policy DM16 of the Chelmsford Local Plan and the Environment Act 2021. A net gain in BNG is required for all major planning applications, developments on priority habitat sites and also now all smaller sites. The primary exemptions to BNG are householder planning applications (the specific question in the householder application will allow applicants to confirm their exemption from the requirements) and developments below a set threshold (de minimis exemptions). [A full list of exemptions is available in the government guidance.](#)

The most up-to-date Statutory Metric tool, published by DEFRA, must be completed with both pre-and post-development values, and submitted as an Excel file type, as well as a biodiversity net gain statement and draft BNG plan. See

<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development> for more information about the metric tool.

Applications submitted without the required documents will be made invalid.

### *The UK Conservation of Habitat and Species 2017 Regulations (the Habitat Regulations) and RAMS*

The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) sets out the necessary measures to avoid and mitigate the effects from increased recreational disturbance as a result of population growth. More information is available on our website. A financial contribution of £169.45 per net additional dwelling will be sought as part of a planning application. This can be paid online at <https://www.chelmsford.gov.uk/planning-and-building-control/essex-coast-rams/> or can be secured through a legal agreement should you prefer. If opting for a legal agreement, Land Registry Title Documents will need to be submitted with your planning application.

### *Local Highway Authority Pre-application advice*

If a planning application is submitted for your proposal we would consult with Essex County Council as the Local Highway Authority. If they have concerns regarding highway safety, this could result in your application being delayed or refused. You may therefore wish to contact Essex County Council Highways Department at an early stage for advice from them in respect of your proposal. Details of their pre-application advice service can be found on their website:

<https://www.essex.gov.uk/Environment%20Planning/Development-in-Essex/Pages/Developer-information.aspx>

### *Bins*

Any planning application would need to include details of the storage and collection of refuse and recycling. Your attention is drawn to Appendix B of the Chelmsford Local Plan for requirements.

### *Surface Water Drainage*

The Council would expect surface water from the proposed development to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided to show that the surface water hierarchy has been followed. For further details please view Anglian Water's SuDs policy

<http://www.anglianwater.co.uk/developers/suds.aspx>

### *Sustainable Buildings*

All development proposals for new or replacement dwellings are required to provide electric vehicle charging points at a rate of 1 point per dwelling. For commercial developments or schemes with unallocated parking spaces 1 charging point is required for every 10 parking spaces.

All new dwellings are required to meet the Building Regulations optional requirements for water efficiency of 110 litres/person/day.

If an application does not contain details of how a scheme complies with these requirements, they will be controlled by planning condition on any subsequent approval.

All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'. You are advised to instruct a BREEAM assessor at an early design stage to prevent any delays to your development

### *Supplementary Planning Documents*

Please note that we have adopted SPD's in relation to Planning Obligations and Making Places. These are available on our website:

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/supplementary-planning-documents-and-planning-advice-notes>

### *Tree Planting*

The Council has an ambition to plant at least three new trees for every new home to assist in the Climate and Ecological Emergency. All new housing developments should plant three trees per net new

dwelling. Where this is not possible due to site constraints, financial contributions towards off-site planting may be required. More information is available in our Tree Planting Planning Advice Note: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/supplementary-planning-documents-and-planning-advice-notes/>

#### *Planning Advice Notes*

We have published some planning advice notes in response to common queries, changes in national policy or updated evidence. These cover matters such as First Homes, Affordable Housing for Rent, Open Space, Self & Custom Build, Specialist Residential Accommodation, Tree Planting, Community Led Housing and Wheelchair Accessible Homes. These may be relevant to your proposal. Planning Advice notes are published on our website at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/supplementary-planning-documents-and-planning-advice-notes/>

#### *Financial Contributions*

Please note that any financial contributions or required payments quoted in this letter are correct as of the date of this letter and may be subject to change.

Please note that the information provided within this letter is not binding on any future decision that this Council might take. Should a planning application be submitted, the Council has to consider a number of factors not all of which are known at this stage. These may include the comments of the Parish Council, local residents and other consultees.

Yours sincerely

*Katherine Mathieson*

Katherine Mathieson  
Planning Officer