

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

5th December 2023

Item 6

23/00532/FUL - Land South Of Southlands Cottages Runwell Road Runwell Wickford Essex

The following information has been received from the applicant (Enso Energy). The applicant raises issues with the elements of the Officer Report. Officers do not dispute any of the matters raised and Members should take the information into account when deciding on this application.

- Where (Officers state) at paragraph 6.8 that neither EN-1 or EN-3 cover solar or batteries:
 - EN-1 discusses at renewable and low carbon generation at length (3.3.13-3.3.31) and how the UK energy system in 2050 is *“likely to be comprised of predominantly of wind and solar”*, and talks about the *“key role”* that storage has to play in achieving net zero.
 - EN-3 does explicitly cover Solar PV Generation at Section 3.10 (pages 82-99). Indeed, one of the first points at 3.10.2 states *“government is supportive of solar that is co-located with other functions (for example, agriculture, onshore wind generation, or storage) to maximise the efficiency of land use”*.
- Section 5 states Basildon District Council has objected to the project. This is not accurate; Basildon Council do raise concerns in their response, dated 18th April 2023, but do not explicitly state anywhere that they object to the development.
- On Biodiversity Net Gain at 6.151 that a 138% gain in habitat units and 85% in hedgerow units (Officers) say *“there is nothing special or exceptional about the proposal”*. See attached decisions at Sandon Brook (Chelmsford), Crays Hall (Basildon) and Hullaughton (Nottinghamshire) where the Planning Inspectors attach substantial and significant weight to BNG scores, less than what we achieve at Southlands. This is just a small sample of appeals, I can provide more.
- Other documents that form material considerations that haven’t been included in this report are:
 - The Government’s Net Zero Strategy: Build Back Greener (2021)
 - The British Energy Security Strategy (2022)

Item 7

23/01193/REM- 1 Brassie Wood, Chelmsford Garden Community, Chelmsford, Essex, CM3 3FP

Comments from the Channels (Chelmsford) Management Company (CCMC)- 24/11/23

Community Use of the Day Nursery

As far as community use of the nursery building is concerned, we feel this requires further discussion and will merely note at this point that we are very disappointed with the response from the agent as this really does not seem to fit with the ethos and vision for CGC. It may well be that initial plans didn't cover this off as Channels wasn't even part of CGC but things have moved on and everyone that wants to be here needs to be on board with the vision and how we (i.e. all stakeholders) need things to work in the future.

Parking

CCMC Ltd will retain ownership of the land (5 parking spaces) but will permit the TRO to cover them and for SEPP to enforce the restrictions that are imposed. I note you have indicated that we need to write to ECC and we would be grateful if you could confirm when and to whom we need to liaise with.

Notwithstanding the above, we do have the following requirements:

- 1. If it becomes clear that the restrictions are not working as intended, not being enforced or we find that residents are being adversely impacted, we reserve the right to revert and impose our own local management or remove the spaces from parking entirely other than for residents through whatever means we deem most appropriate.*
- 2. We require a commitment from CCC/ECC to implement a restriction: a permit scheme of Residents of certain numbers and streets in the immediate vicinity, particularly around Brassie Wood, prior to the commencement of any construction activities. This measure aims to prevent contractors, commuters and displaced users vehicles from obstructing pathways and roads in the local streets all before any building work starts.*

In relation to (2) above, and in the knowledge that there is going to be significant disruption during the building phase, we would be prepared to allow the 5 spaces to be used for contractor parking between 8am & 5.30pm on weekdays in return for a fee to be negotiated. We will not accept contractor vehicles using the parking bays under any other circumstances and if necessary we will impose parking enforcement by deeming the spaces as 'No Parking' unless pre-booked by residents. As such anyone else that parks there will be doing so without permission and will be subject to a PCN from CCMC Ltd or it's parking managing agent.