

# Strategic Environmental Assessment (SEA) for the Broomfield Neighbourhood Plan

Environmental Report

January 2024

## Quality information

Prepared by	Checked by	Verified by	Approved by
EB Graduate Environmental Planner	CB Principal Environmental Planner	NCB Technical Director	NCB Technical Director
CB Principal Environmental Planner			

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Prepared for:

Broomfield Parish Council

Prepared by:

AECOM Limited  
3rd Floor, Portwall Place  
Portwall Lane  
Bristol BS1 6NA  
United Kingdom

T: +44 117 901 7000

[aecom.com](http://aecom.com)

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# Non-Technical Summary (NTS)

## Introduction

AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Broomfield Neighbourhood Plan (NP). The Broomfield NP is being prepared under the Neighbourhood Planning Regulations 2012 and in the context of Chelmsford City Council's planning framework. Once 'made', the Broomfield NP will have material weight when deciding on planning applications in the neighbourhood area, as part of the Chelmsford local development framework.

SEA is a required process for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating potential negative effects and maximising potential positive effects.<sup>1</sup>

## Structure of the Environmental Report / this NTS

SEA reporting essentially involves answering the following questions in turn:

1. What has plan-making / SEA involved up to this point?
  - including in relation to 'reasonable alternatives'.
2. What are the SEA findings at this stage?
  - i.e., in relation to the draft plan.
3. What happens next?

Each of these questions is answered in turn within a discrete 'part' of the Environmental Report and summarised within this NTS. However, firstly there is a need to set the scene further by answering the questions 'What is the Plan seeking to achieve?' and 'What's the scope of the SEA?'

## What is the Plan seeking to achieve?

The following vision for the plan was identified at early stages of plan development:

*"In 2036, Broomfield will continue to be a flourishing village community, with its own distinct identity. Sustainable infrastructure and flourishing facilities will help meet the needs of residents, so that it will be a community, as well as a convenient place to live. Its historic character, green spaces, and rural surroundings will be sustained and enhanced, promoting the wellbeing of everyone who lives and works here."*

To support this vision, the Parish Council have developed an overarching Neighbourhood Plan Objective *"to set out a suite of planning policies, in general conformity with the strategic policies of the Chelmsford Local Plan, that address the particular planning issues which apply in Broomfield"*. This is supported by an additional 25 objectives as follows arranged under eight themes:

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<sup>1</sup> Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an Environmental Report, or B) a statement of reasons why SEA is not required, prepared following a 'screening' process. The Broomfield NP was officially 'screened in' by Chelmsford City Council as requiring SEA in June 2023.

### Landscape setting

- To ensure that valued and sensitive landscapes are conserved and enhanced.
- To ensure that the village of Broomfield remains a distinct settlement, separate from the Chelmsford urban settlement area.

### Housing

- To ensure an adequate supply of housing to meet the needs of the Parish.
- To ensure there is an integrated mix of housing types, sizes, and tenures to meet local need.
- To encourage a focus on providing genuinely affordable housing for existing residents and those with an existing connection with Broomfield.
- To promote sustainable housing that provides for home-working and other environmentally friendly initiatives.

### Natural environment

- To protect and enhance biodiversity, responding to the threat of climate change.
- To protect the richest and most versatile agricultural land within the Parish.
- To create and enhance public green open spaces.
- To conserve and enhance identified Local Green Spaces.

### Historic environment

- To conserve and where possible enhance all aspects of the historic environment – built heritage, archaeology, and historic landscape features.
- To identify, conserve, and enhance areas of special character.
- To promote awareness of the historic features that help to make Broomfield special, by celebrating these assets, to promote a sense of place and community.

### Development design

- To ensure new development is designed to reflect the character and setting of Broomfield in general and of the immediate locality.
- To promote an awareness of locally important design features and encourage their use.
- To identify, conserve, and enhance areas of special character.
- To encourage new development to incorporate measures that reduce environmental impact.

### Community services and facilities

- To protect the existing community, educational, leisure, and retail facilities.
- To create new community facilities where feasible and appropriate.

## Traffic and travel

- To support measures that reduce the need for travel by private cars, such as cycling, walking, and public transport.
- To encourage cycling and walking by creating new safe cycle paths and footpaths and by protecting existing pavements, footpaths, and public rights of way.
- To promote measures to improve safety and to reduce the impact of traffic.
- Where appropriate, to create 'home zones' and similar areas that help to re-balance priority between cars and other users.

## Climate change

- To ensure that there is a consistent thread of policies and actions throughout the Neighbourhood Plan that will help respond to the Climate and Ecology Emergency.
- To initiate a Parish Council strategy to meet the Climate and Ecology Emergency through supporting measures to encourage energy efficiency and green energy generation.

## **What is the scope of the SEA?**

The scope of the SEA is reflected in a list of SEA topics and objectives that together comprise a framework to guide the appraisal. The SEA framework for the Broomfield NP is provided in the table below.

### **SEA framework**

<b>SEA topic</b>	<b>SEA objective</b>
Air quality	Support objectives to improve air quality within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .
Biodiversity	Protect and enhance biodiversity and geodiversity.
Climate change	Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change.
Community wellbeing	Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.
Historic environment	Protect, conserve, and enhance the historic environment of the neighbourhood area and its surroundings.
Land, soil, and water resources	Ensure the efficient and effective use of land.
	Protect and improve water quality in the neighbourhood area.
Landscape	Protect and enhance the character and quality of the immediate and surrounding landscape.
Transport and movement	Promote sustainable transport use and reduce the need to travel.

## Plan-making / SEA up to this point

An important element of the SEA process involves assessing 'reasonable alternatives' in time to inform development of the proposals, and then publishing information on reasonable alternatives for consultation alongside the proposals.

As such, **Part 1** of the Environmental Report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to the allocation of land for housing, including alternative sites.

Specifically, **Part 1** of the report:

1. Presents an assessment of 13 sites in Broomfield against the SEA framework.
2. Explains reasons for establishing the preferred option, in light of the assessment.

### Establishing reasonable alternatives

There is no strategic need for the Broomfield NP to identify and allocate additional housing development sites, however, the Parish Council are seeking to pursue a single site allocation that would (through a community-led scheme) deliver additional affordable housing units (of right size and type) to meet local needs (as identified through the HNA).

The site options work (as noted above) identifies 13 sites that are effectively in contention for allocation in the plan. These 13 sites form the basis for alternatives, and each site is progressed for assessment against the SEA topics established through scoping.

The 13 sites are:

- CFS53 – Land east of Main Road, Broomfield: 15.4ha with a capacity for 247 new homes
- CFS62 – Land north of Cricketers Close, Broomfield: 14.9ha with a capacity for 221 new homes
- CFS78 – Staceys, School Lane, Broomfield: 48.6ha with a capacity for 1,020 new homes
- CFS181 – Land north and south of Brick Barns Farm, Broomfield: 156.17ha with a capacity for 2,040 new homes
- CFS183 – Land north of Newlands Spring and south west of Broomfield Village, Chignall and Broomfield: 62.93ha (56.26ha within neighbourhood area) with a capacity for 1,317 new homes
- CFS211 – Champion Farm, Gutters Lane, Broomfield: 2.48ha with a capacity for 65 new homes
- CFS219 – Land north of Cricketers Close, Broomfield: 9.75ha with a capacity for 202 new homes
- 18SLAA11 – Land south west of Broomfield Place: 19.5ha with a capacity for 613 new homes
- BNP1 – Land at Brooklands: 5.93ha with a capacity for 177 new homes
- BNP2 – Land adjacent to Broomfield Place: 2.57ha with a capacity for 60-80 new homes

- BNP3 – Saxon Way: 6.15ha with a capacity for 80 new homes
- BNP4 – Land at Roselawn Farm: 19.9ha with a capacity for 600 new homes (estimated for SEA purposes only)
- BNP5 – Land at Patching Hall Lane: 8.46ha with a capacity for 171 new homes

## Assessing reasonable alternatives

All 13 sites have been subject to detailed appraisal (with detailed supporting narrative) which can be found in **Appendix B**. Conclusions for each site are summarised below, and an overall conclusion is provided following this.

The assessment approach considers development at the sites pre-mitigation (i.e., a policy-off approach). The following key is used to navigate the summary tables.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

## CFS53 – Land east of Main Road, Broomfield

SEA topic	Likely effect
<b>Air quality</b>	-
<b>Biodiversity</b>	-
<b>Climate change</b>	-
<b>Community wellbeing</b>	-
<b>Historic environment</b>	-
<b>Land, soil, and water resources</b>	-
<b>Landscape</b>	-
<b>Transport and movement</b>	-



## CFS62 – Land north of Cricketers Close, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS78 – Staceys, School Lane, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS181 – Land north and south of Brick Barns Farm, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	?
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### CFS183 – Land north of Newlands Spring and south west of Broomfield Village, Chignall and Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### CFS211 – Campion Farm, Gutters Lane, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### CFS219 – Land north of Cricketers Close, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## 18SLAA11 – Land south west of Broomfield Place

SEA topic	Likely effect
Air quality	-
Biodiversity	?
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP1 – Land at Brooklands

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP2 – Land adjacent to Broomfield Place

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### BNP3 – Saxon Way

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### BNP4 – Land at Roselawn Farm

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

### BNP5 – Land at Patching Hall Lane

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	?
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## Alternatives assessment summary

The alternatives assessment highlights a need for significant mitigation in progression of any of the sites under consideration.

This partly reflects the unique circumstances in Broomfield, where very large-scale strategic sites form most options. Given the Local Plan has identified strategic growth allocation sites for the period up to 2036, pursuit of strategic scale development could potentially conflict with wider City growth plans and close communication with Chelmsford City Council would be recommended.

Further of note, some of the options could contribute to, or lead to direct, coalescence between Broomfield Village and Chelmsford Urban Area, where it may be more difficult to accommodate significant housing numbers whilst mitigating such impacts. It is also recognised that some options fall within the Green Wedge identified in the Local Plan, recognising that this designation holds landscape and community values that extend beyond the neighbourhood area such impacts could again be difficult to mitigate. As such, wider consultation with neighbouring areas and the City Council would be recommended.

Where proposed, smaller sites perform markedly better than the large-scale strategic sites, with more potential minor effects being identified, and mitigation opportunities that could reduce the extent or significance of effects.

## Developing the preferred approach

The Parish Council outlines in its Site Selection Topic Paper Site part of BNP3 as their preferred allocation site for community housing, to be delivered through a Community Land Trust or similar. However, the Council's preferred approach differs from the complete BNP3 proposal in that the allocated housing site is much smaller (approximately 1.3 hectares). The changes envisaged are considered to positively address the likely negative effects (before mitigation) outlined in this SEA in relation to the original BNP3 proposal.

In light of the SEA and its findings, the Parish Council is continuing with their preferred approach, noting that the SEA findings will inform policy mitigation for the allocation.

## Assessment findings at this stage

**Part 2** of the Environmental Report presents the appraisal findings and recommendations in relation to the submission version of the Broomfield NP. The following conclusions are reached:

Overall, no potential significant negative effects have been identified through the appraisal of the Broomfield NP. The potential for significant positive effects in relation to the SEA topic of 'community wellbeing' has been identified, which reflects the plan's intentions to deliver a community-led affordable housing scheme and new community infrastructure (day facilities and a new GP surgery), as well as new cycle and footpath connections. This strategic objective is also considered likely to lead to minor positive effects in relation to the SEA topics of biodiversity, climate change, landscape, and transport.

The additional development pressures however are considered likely overall to lead to minor negative effects in relation to the SEA topics of air quality, historic environment, land, soil, and water resources, landscape, and transport.

One recommendation is made in the appraisal, though uptake of this recommendation will not change the overall findings. The recommendation identifies that there may be the potential to enhance protections afforded to areas of tranquillity, with additional policy wording.

## Next steps

This Environmental Report accompanies the Broomfield NP for submission to the Local Planning Authority, Chelmsford City Council, for subsequent Independent Examination.

At Independent Examination, the Broomfield NP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

Assuming the examination leads to a favourable outcome, the Broomfield NP will then be subject to a referendum, organised by Chelmsford City Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once 'made', the plan will become part of the Development Plan for Chelmsford, covering the defined neighbourhood area.

# 1. Introduction

## Background

- 1.1 AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Broomfield Neighbourhood Plan (NP). The Broomfield NP is being prepared under the Neighbourhood Planning Regulations 2012 and in the context of Chelmsford City Council's planning framework. Once 'made', the Broomfield NP will have material weight when deciding on planning applications in the neighbourhood area, as part of the Chelmsford local development framework.
- 1.2 SEA is a required process for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating potential negative effects and maximising potential positive effects.<sup>2</sup>

## SEA explained

- 1.4 It is a requirement that the SEA process is undertaken in-line with the Environmental Assessment of Plans and Programmes Regulations 2004. The Regulations stipulate that a report (known as the Environmental Report) must be published for consultation alongside the draft plan that "*identifies, describes, and evaluates*" the likely significant effects of implementing "*the plan, and reasonable alternatives*".<sup>3</sup> The report must then be considered when finalising the plan.
- 1.5 More specifically, the report can be structured to address requirements by answering the following three questions:
  - 1) What has plan-making/ SEA involved up to this point?
    - including in relation to 'reasonable alternatives'.
  - 2) What are the SEA findings at this stage?
    - i.e., in relation to the current draft plan.
  - 3) What happens next?

## This Environmental Report

- 1.6 This report is the Environmental Report for the Broomfield NP. It is published alongside the 'submission' version of the Plan, under Regulation 16 of the Neighbourhood Planning Regulations (2012, as amended). The report answers the three questions outlined above in turn, as discrete 'parts' of the report. However, before answering these questions, two further introductory sections are presented to further set the scene (**Chapters 2 and 3**).

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<sup>2</sup> Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an Environmental Report, or B) a statement of reasons why SEA is not required, prepared following a 'screening' process. The Broomfield NP was officially 'screened in' by Chelmsford City Council as requiring SEA in June 2023.

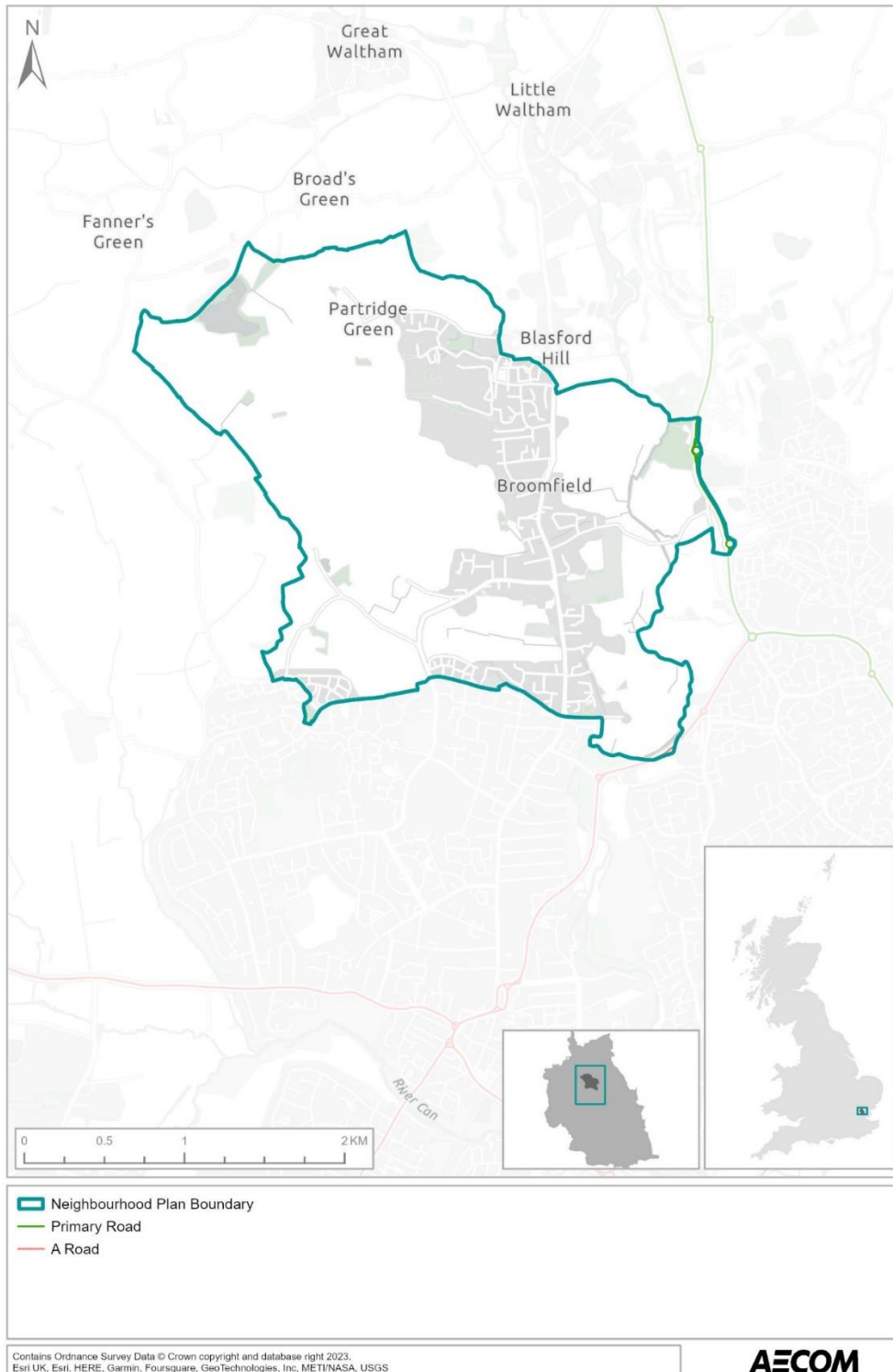
<sup>3</sup> Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

## 2. What is the plan seeking to achieve?

### Introduction

2.1 This section is an introductory chapter to consider the context provided by both Chelmsford City Council’s local planning framework, and the vision and objectives of the Broomfield NP. The designated neighbourhood area (Figure 2.1) lies north of the Chelmsford urban area.

**Figure 2.1: Broomfield neighbourhood area**



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## Local Plan context

- 2.2 The Chelmsford Local Plan (adopted 2020) classes Broomfield as a 'Key Service Settlement' within the settlement hierarchy. The Local Plan allocates one site in the neighbourhood area – North of Broomfield – which straddles the parish boundary shared between Broomfield and Little Waltham. The site is located to the north of Woodhouse Lane and west of Blasford Hill and will deliver around 450 new homes. This site has recently gained planning permission for 512 dwellings.
- 2.3 Chelmsford City Council are currently reviewing the adopted Local Plan. The latest stage of the review process was an Issues and Options consultation, which ran for 10 weeks and closed in October 2022.<sup>4</sup> The Council have since reviewed the comments received during consultation and have published feedback documents summarising the main issues. The comments will be used to prepare the next draft of the Local Plan Review.

## Vision and objectives of the Broomfield NP

- 2.4 The following vision for the plan was identified at early stages of plan development:

*“In 2036, Broomfield will continue to be a flourishing village community, with its own distinct identity. Sustainable infrastructure and flourishing facilities will help meet the needs of residents, so that it will be a community, as well as a convenient place to live. Its historic character, green spaces, and rural surroundings will be sustained and enhanced, promoting the wellbeing of everyone who lives and works here.”*

- 2.5 To support this vision, the Parish Council have developed an overarching Neighbourhood Plan Objective “to set out a suite of planning policies, in general conformity with the strategic policies of the Chelmsford Local Plan, that address the particular planning issues which apply in Broomfield”. This is supported by an additional 25 objectives as follows arranged under eight themes:

### Landscape setting

- To ensure that valued and sensitive landscapes are conserved and enhanced.
- To ensure that the village of Broomfield remains a distinct settlement, separate from the Chelmsford urban settlement area.

### Housing

- To ensure an adequate supply of housing to meet the needs of the Parish.
- To ensure there is an integrated mix of housing types, sizes, and tenures to meet local need.
- To encourage a focus on providing genuinely affordable housing for existing residents and those with an existing connection with Broomfield.

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<sup>4</sup> CCC (2022): 'Local Plan Review 2022', [online] available to access via [this link](#)

- To promote sustainable housing that provides for home-working and other environmentally friendly initiatives.

#### Natural environment

- To protect and enhance biodiversity, responding to the threat of climate change.
- To protect the richest and most versatile agricultural land within the Parish.
- To create and enhance public green open spaces.
- To conserve and enhance identified Local Green Spaces.

#### Historic environment

- To conserve and where possible enhance all aspects of the historic environment – built heritage, archaeology, and historic landscape features.
- To identify, conserve, and enhance areas of special character.
- To promote awareness of the historic features that help to make Broomfield special, by celebrating these assets, to promote a sense of place and community.

#### Development design

- To ensure new development is designed to reflect the character and setting of Broomfield in general and of the immediate locality.
- To promote an awareness of locally important design features and encourage their use.
- To identify, conserve, and enhance areas of special character.
- To encourage new development to incorporate measures that reduce environmental impact.

#### Community services and facilities

- To protect the existing community, educational, leisure, and retail facilities.
- To create new community facilities where feasible and appropriate.

#### Traffic and travel

- To support measures that reduce the need for travel by private cars, such as cycling, walking, and public transport.
- To encourage cycling and walking by creating new safe cycle paths and footpaths and by protecting existing pavements, footpaths, and public rights of way.
- To promote measures to improve safety and to reduce the impact of traffic.
- Where appropriate, to create 'home zones' and similar areas that help to re-balance priority between cars and other users.

### Climate change

- To ensure that there is a consistent thread of policies and actions throughout the Neighbourhood Plan that will help respond to the Climate and Ecology Emergency.
- To initiate a Parish Council strategy to meet the Climate and Ecology Emergency through supporting measures to encourage energy efficiency and green energy generation.

## 3. What is the scope of the SEA?

### Introduction

- 3.1 The aim here is to introduce the reader to the scope of the SEA, i.e., the sustainability topics and objectives that should be a focus of the assessment of the Plan and reasonable alternatives.
- 3.2 The SEA Scoping Report (July 2023) sets out the policy context and baseline information that has informed the development of key issues and the identification of appropriate sustainability objectives.

### Consultation

- 3.3 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England, and Natural England.<sup>5</sup>
- 3.4 As such, these authorities were consulted over the period 3<sup>rd</sup> July 2023 to 7<sup>th</sup> August 2023. Responses were received from Historic England and Natural England and neither authority had specific comments to make but included general information and supporting documents. No response was received from the Environment Agency.

### The SEA framework

- 3.5 The SEA framework presents a list of SEA topics and objectives that together comprise a framework to guide the appraisal. The SEA framework for the Broomfield NP is provided in **Table 3.1**.

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<sup>5</sup> These consultation bodies were selected “*by reason of their specific environmental responsibility, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*” (SEA Directive, Article 6(3))

**Table 3.1: SEA framework**

<b>SEA topic</b>	<b>SEA objective</b>
Air quality	Support objectives to improve air quality within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .
Biodiversity	Protect and enhance biodiversity and geodiversity.
Climate change	Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change.
Community wellbeing	Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.
Historic environment	Protect, conserve, and enhance the historic environment of the neighbourhood area and its surroundings.
Land, soil, and water resources	Ensure the efficient and effective use of land.
	Protect and improve water quality in the neighbourhood area.
Landscape	Protect and enhance the character and quality of the immediate and surrounding landscape.
Transport and movement	Promote sustainable transport use and reduce the need to travel.

## **Part 1: What has plan-making/ SEA involved to this point?**

## 4. Introduction (to Part 1)

### Overview

- 4.1 Whilst work on the Broomfield NP has been underway for some time, the aim here is not to provide a comprehensive explanation of all the work carried out to date, but rather to explain work undertaken to develop and appraise reasonable alternatives at this, submission stage.
- 4.2 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the Plan, namely the allocation of land for housing, or alternative sites. Land is currently being identified to meet locally identified affordable housing needs.

### Why focus on development sites?

- 4.3 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:
- Broomfield NP vision and objectives, particularly the housing objective to ensure an adequate supply of housing to meeting the needs of the Parish.
  - Housing growth is known to be a matter of key interest amongst residents and other stakeholders, as demonstrated through the recent Regulation 14 consultation: and
  - The delivery of new homes is most likely to have a significant effect compared to the other proposals within the Plan. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.
- 4.4 Wider thematic policy is explored in **Part 2** (What are the SEA findings at this stage) of the Environmental Report.

### Structure of this part of the report

- 4.5 This part of the report is structured as follows:
- **Chapter 5** - explains the process of establishing reasonable alternatives.
  - **Chapter 6** - presents the outcomes of appraising reasonable alternatives; and
  - **Chapter 7** - explains reasons for selecting the preferred option, considering the appraisal.

## 5. Establishing reasonable alternatives

### Introduction

- 5.1 The aim here is to explain the process that led to the establishment of alternative sites and thereby present “*an outline of the reasons for selecting the alternatives dealt with*”.<sup>6</sup>
- 5.2 Specifically, there is a need to explain the strategic parameters that have a bearing on the establishment of options (in relation to the level and distribution of growth) and the work that has been undertaken to date to examine site options (i.e., sites potentially in contention for allocation in the Broomfield NP). These parameters are then drawn together in order to arrive at ‘reasonable alternatives’.

### Strategic parameters

- 5.3 The adopted Local Plan provides the main strategic framework for the development of the Broomfield NP at this stage, recognising that the emerging Local Plan Review is still in early stages of development.
- 5.4 The Local Plan allocates a strategic growth site at the land ‘North of Broomfield’, connecting with Broomfield Hospital and spanning the neighbourhood area boundary into Little Waltham Parish. The site is located to the north of Woodhouse Lane and west of Blasford Hill and whilst allocated to deliver around 450 new homes, the site has recently gained planning permission for 512 dwellings.
- 5.5 The Local Plan allocations, current commitments, and expected windfall developments are identified as sufficient to meet the forecasted housing needs over the plan period.
- 5.6 As part of the supporting evidence base for the Broomfield NP, a Housing Needs Assessment (HNA) has been developed, which whilst reiterating that the strategic allocation site is sufficient to meet local needs, identifies there is a high need for more affordable homes in the neighbourhood area. 35% of the new homes being delivered at the strategic allocation site are likely to be affordable homes in line with Local Plan policy, however, it is uncertain how many of these affordable homes will fall within the Broomfield Neighbourhood Area (as opposed to Little Waltham parish).

### Site options

- 5.7 Sites with the potential for allocation were sourced from both the Strategic Land Availability Assessment (SLAA) for Chelmsford and a Neighbourhood Plan ‘Call for Sites’. From this 30 sites were identified and assessed through the supporting Site Options Assessment (SOA).
- 5.8 The SOA concludes that one of the 30 sites would be suitable as a housing allocation, and 13 sites would be potentially suitable as a housing allocation.

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<sup>6</sup> Schedule 2(8) of the SEA Regulations



16 sites were found unsuitable and thus were not progressed any further through plan-making.

- 5.9 Of the 14 sites that were found suitable or potentially suitable, one site (Site CFS135 – Land north of the Old Coal Year, Little Waltham) is being promoted for business/ commercial uses, and thus is not progressed further as a housing option.

## Establishing alternatives

- 5.10 There is no strategic need for the Broomfield NP to identify and allocate additional housing development sites, however, the Parish Council are seeking to pursue a single site allocation that would (through a community-led scheme) deliver additional affordable housing units (of right size and type) to meet local needs (as identified through the HNA).
- 5.11 The site options work (as noted above) identifies 13 sites that are effectively in contention for allocation in the plan. These 13 sites form the basis for alternatives, and each site is progressed for assessment against the SEA topics established through scoping.
- 5.12 The thirteen sites are:
- CFS53 – Land east of Main Road, Broomfield: 15.4ha with a capacity for 247 new homes
  - CFS62 – Land north of Cricketers Close, Broomfield: 14.9ha with a capacity for 221 new homes
  - CFS78 – Staceys, School Lane, Broomfield: 48.6ha with a capacity for 1,020 new homes
  - CFS181 – Land north and south of Brick Barns Farm, Broomfield: 156.17ha with a capacity for 2,040 new homes
  - CFS183 – Land north of Newlands Spring and south west of Broomfield Village, Chignall and Broomfield: 62.93ha (56.26ha within neighbourhood area) with a capacity for 1,317 new homes
  - CFS211 – Champion Farm, Gutters Lane, Broomfield: 2.48ha with a capacity for 65 new homes
  - CFS219 – Land north of Cricketers Close, Broomfield: 9.75ha with a capacity for 202 new homes
  - 18SLAA11 – Land south west of Broomfield Place: 19.5ha with a capacity for 613 new homes
  - BNP1 – Land at Brooklands: 5.93ha with a capacity for 177 new homes
  - BNP2 – Land adjacent to Broomfield Place: 2.57ha with a capacity for 60-80 new homes
  - BNP3 – Saxon Way: 6.15ha with a capacity for 80 new homes
  - BNP4 – Land at Roselawn Farm: 19.9ha with a capacity for 600 new homes (estimated for SEA purposes only)
  - BNP5 – Land at Patching Hall Lane: 8.46ha with a capacity for 171 new homes

## 6. Assessing reasonable alternatives

6.1 The following 13 sites have been identified for assessment:

- CFS53 – Land east of Main Road, Broomfield
- CFS62 – Land north of Cricketers Close, Broomfield
- CFS78 – Staceys, School Lane, Broomfield
- CFS181 – Land north and south of Brick Barns Farm, Broomfield
- CFS183 – Land north of Newlands Spring and south west of Broomfield Village, Chignall and Broomfield
- CFS211 – Champion Farm, Gutters Lane, Broomfield
- CFS219 – Land north of Cricketers Close, Broomfield
- 18SLAA11 – Land south west of Broomfield Place
- BNP1 – Land at Brooklands
- BNP2 – Land adjacent to Broomfield Place
- BNP3 – Saxon Way
- BNP4 – Land at Roselawn Farm
- BNP5 – Land at Patching Hall Lane

6.2 Each site has been subject to detailed appraisal (with detailed supporting narrative) which can be found in **Appendix B**. Conclusions for each site are summarised below, and an overall conclusion is provided following this.

### Methodology

6.3 The assessment approach considers development at the sites pre-mitigation (i.e., a policy-off approach). The following key is used to navigate the summary tables.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

## CFS53 – Land east of Main Road, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS62 – Land north of Cricketers Close, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS78 – Staceys, School Lane, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS181 – Land north and south of Brick Barns Farm, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	?
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS183 – Land north of Newlands Spring and south west of Broomfield Village, Chignall and Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS211 – Champion Farm, Gutters Lane, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## CFS219 – Land north of Cricketers Close, Broomfield

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## 18SLAA11 – Land south west of Broomfield Place

SEA topic	Likely effect
Air quality	-
Biodiversity	?
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP1 – Land at Brooklands

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP2 – Land adjacent to Broomfield Place

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP3 – Saxon Way

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP4 – Land at Roselawn Farm

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## BNP5 – Land at Patching Hall Lane

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	?
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

## Alternatives assessment summary

- 6.4 The alternatives assessment highlights a need for significant mitigation in progression of any of the sites under consideration.
- 6.5 This partly reflects the unique circumstances in Broomfield, where very large-scale strategic sites form most options. Given the Local Plan has identified strategic growth allocation sites for the period up to 2036, pursuit of strategic scale development could potentially conflict with wider City growth plans and close communication with Chelmsford City Council would be recommended.
- 6.6 Further of note, some of the options could contribute to, or lead to direct, coalescence between Broomfield Village and Chelmsford Urban Area, where it may be more difficult to accommodate significant housing numbers whilst mitigating such impacts. It is also recognised that some options fall within the Green Wedge identified in the Local Plan, recognising that this designation holds landscape and community values that extend beyond the neighbourhood area such impacts could again be difficult to mitigate. As such, wider consultation with neighbouring areas and the City Council would be recommended.
- 6.7 Where proposed, smaller sites perform markedly better than the large-scale strategic sites, with more potential minor effects being identified, and mitigation opportunities that could reduce the extent or significance of effects.



## 7. Developing the preferred approach

- 7.1 The Parish Council outlines in its Site Selection Topic Paper Site part of BNP3 as their preferred allocation site for community housing, to be delivered through a Community Land Trust or similar.
- 7.2 The Council's preferred approach differs from the complete BNP3 proposal in that the allocated housing site is much smaller (approximately 1.3 hectares). The reasons for this are:
- The full BNP3 proposal included Roselawn Farm buildings. These are in different ownership to the main parcel and are not currently available for redevelopment.
  - The need to respect the role, purpose and function of the green wedge, particularly its function of preventing coalescence. The full BNP3 proposal included too many dwellings and might have reduce the gap between Broomfield and Springfield; and
  - The need to respond to the criteria set out in the Neighbourhood Plan Call for Sites, particularly the invitation to put forward sites that would bring forward significant green open space for public access and for landscape improvement. 80% of the parcel is now proposed to be green open space. This, together with the inclusion of space for a GP surgery, for affordable housing, together with the cycle/footpath proposals, means that the amended site proposal responds well to the Call for Sites criteria. (See para 3.3 of the Site Selection Topic Paper for the full list of criteria).
- 7.3 These changes have been refined through discussion with the landowner who remains supportive of the revised proposal.
- 7.4 It is considered that the revised proposal effectively addresses or mitigates the likely adverse effects (without mitigation) of the original BNP3 proposal in the following ways:
- Community wellbeing: inclusion of genuinely affordable housing for the existing community; space for a potential GP surgery; and extensive green open space.
  - Land, soil, and water resources; and landscape: opportunities within the proposed 4 hectares of open green space for landscape enhancement, sustainable drainage, and planting.
  - Transport and movement: inclusion of cycle and foot paths as part of a broader network, to promote sustainable transport alternatives.
  - Air quality: reduction of number of proposed dwellings and creation of cycling and walking infrastructure.
- 7.5 In addition, anticipated neutral/no effects could be improved:
- Biodiversity: use of the open green space for projects to enhance biodiversity
  - Historic environment: opportunity to promote awareness of the historic environment through commemoration of the Broomfield Anglo-Saxon Burial site (albeit that the site itself has already been fully excavated for gravel).

- 7.6 Allocation of land within BNP2 (Land adjacent to Broomfield Place). A similar process of refinement has been undertaken with the landowner of BNP2, resulting in an allocation for community facilities and publicly accessible open space rather than housing (as originally proposed in BNP2). This set out in Policy BFD14 and would be carried out in accordance with Concept Diagram Figure 13.
- 7.7 Again, it is considered that the revised proposal effectively addresses or mitigates the likely adverse effects (without mitigation) of the original BNP2 proposal in the following ways:
- Air quality: change from residential (80 homes) to community facilities/open space; and creation of cycling and walking infrastructure
  - Biodiversity: over half the site would remain as open space, including the traditional orchard BAP Priority Habitat in the north-western corner; opportunity for biodiversity projects across the 1.3 hectares of open space
  - Historic environment: policy requirement for buildings to preserve/enhance the setting of Broomfield Place; opportunities to recreate aspects of the parkland once surrounding Broomfield Place as part of wider landscape enhancement of the open space
  - Community wellbeing: inclusion of facilities for people with learning disabilities and people living with dementia (including support for carers); and extensive green open space
  - Landscape: removal of housing proposal and retention of open space in the larger western portion of the site removes the danger of settlement coalescence with the Chelmsford urban area; also opportunities within the proposed 1.3 hectares of open green space for landscape enhancement.
  - Transport and movement: inclusion of cycle and foot paths as part of a broader network, to promote sustainable transport alternatives.
- 7.8 The Parish Council's Site Selection Topic Paper also provides reasons for the rejection of alternative sites.
- 7.9 In light of the SEA and its findings, the Parish Council is continuing with its preferred approach as set out above and in the Topic Paper noting that the SEA findings will inform policy mitigation for the allocations.

## **Part 2: What are the SEA findings at this stage?**

## 8. Introduction (to Part 2)

8.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the submission version of the Broomfield NP. This chapter presents:

- An appraisal of the submission version of the Broomfield NP under the eight SEA topic headings.
- Consideration of potential cumulative effects; and
- The overall conclusions at this current stage.

### Plan policies

8.2 The Broomfield NP puts forwards 17 policies to guide development in the neighbourhood area, as identified in **Table 8.1**.

**Table 8.1: Broomfield NP policy list**

Policy reference	Policy name
BFD1	Preventing coalescence
BFD2	Protecting Broomfield's Landscape Character
BFD3	Recreational Disturbance Avoidance and Mitigation
BFD4	Trees, Woodland, and Hedgerows
BFD5	Protecting the Highest Grade Agricultural Land
BFD6	Broomfield Green Wedge
BFD7	Local Green Spaces
BFD8	Housing mix
BFD9	Adaptable Homes
BFD10	Land East of Saxon Way
BFD11	Development Design Considerations
BFD12	Sustainable Construction Practices
BFD13	Special Character Areas
BFD14	Land South of Broomfield Place
BFD15	Public Rights of Way
BFD16	Flood Risk Mitigation
BFD17	Micro Hydroelectricity Schemes

## Methodology

- 8.3 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see **Table 3.1**) as a methodological framework.
- 8.4 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g., in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.
- 8.5 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. Cumulative effects are also considered, i.e., the potential for the Neighbourhood Plan to impact an aspect of the baseline when implemented alongside other plans, programmes, and projects. These effect 'characteristics' are described within the assessment as appropriate.

## 9. Appraisal of the Broomfield Neighbourhood Plan

- 9.1 This chapter presents the appraisal of the current ‘submission’ version of the Broomfield NP under the eight SEA topics established through scoping and concludes on the overall likely effects for each topic.

### Air quality

- 9.2 With respect to air quality, exceedances in national objectives for nitrogen dioxide have resulted in an Air Quality Management Area (AQMA) being declared within Chelmsford along the A1060 between Parkway Roundabout and the Army and Navy Roundabout. Residential development in Broomfield ultimately has some potential to affect air quality within Chelmsford and within the vicinity of the AQMA, given it is highly likely that new residents will continue to travel to Chelmsford to access a wider range of goods, services, and employment opportunities. Most existing residents travel by private car, and it is assumed likely that future residents will continue this trend to some degree (with cars and traffic being a significant source of nitrogen dioxide emissions). However, the AQMA is located on the southern edge of Chelmsford City centre, so Broomfield residents would be able to drive to the City Centre and park there without accessing the AQMA. The main route to the A12 southwest-bound also passes well to the north of the AQMA. Figure 3 of the Local Plan (‘Main commuting flows into and out of Chelmsford’) indicates that the far the largest out-commuting flows are towards London/Brentwood (62%), Only 10% heads due south towards Basildon and might therefore access the AQMA. Therefore, medium or small-scale development proposals in Broomfield are considered likely to have **neutral/minimal effect** on the AQMA. These include the small development proposed in the NP itself.
- 9.3 The Broomfield NP seeks to mitigate any potential impact to some degree, requiring that both allocation sites are connected with new cycle and footpaths, and by delivering additional local facilities (day facilities and a GP surgery) that will reduce the need to travel (or travel so far) for many existing and future residents.

### Biodiversity

- 9.4 With regards to internationally designated biodiversity sites, it is recognised that the whole of the Broomfield Neighbourhood Area falls within the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Zone of Influence. This requires all development within the Zone of Influence pays a RAMS tariff and development of over 100 dwellings provides Suitable Alternative Natural Greenspace (SANG). The RAMS has been adopted as a Supplementary Planning Document (SPD) by Chelmsford City Council, and the Broomfield NP proposes Policy BFD3 as additional policy guidance, reiterating the need to comply with the Essex Coast RAMS.
- 9.5 With regards to nationally designated biodiversity sites, none fall within the neighbourhood area. However, the whole neighbourhood area is encompassed by the Impact Risk Zone (IRZ) associated with Blake’s Wood &

Lingwood Common Site of Special Scientific Interest (SSSI) which falls further afield, east of Chelmsford. Within this IRZ any development of 100 or more homes outside of urban area will require further consultation with Natural England. The residential allocation site in the Broomfield NP (Policy BFD10) is likely to deliver less than 100 homes and is providing supporting open space. On this basis, negative effects in relation to this SSSI, and the need to consult further with Natural England, are likely to be avoided.

- 9.6 The neighbourhood area contains a network of Priority Habitats, with floodplain grazing marsh surrounding the River Chelmer, and areas of deciduous woodland and woodpasture and parkland within and surrounding the village. There is a small area in the north-west of the neighbourhood area which is identified as part of the National Habitat Network (as Priority Habitat and an enhancement zone) The allocations proposed in the Broomfield NP avoid the loss of any Priority Habitat and do not intersect the National Habitat Network.
- 9.7 The spatial strategy therefore works well to avoid negative effects in relation to biodiversity. This is supported by additional policy protections for landscape features (including trees and hedgerow – Policy BFD4) and open spaces (with 15 Local Green Spaces identified under Policy BFD7), and criteria for high-quality design (linked via Policy BFD11). These policy protections are likely to indirectly benefit biodiversity in the long-term. On this basis, **minor positive effects** are concluded as most likely.

## Climate change

- 9.8 Recognising the context of a declared Climate and Ecology Emergency by Chelmsford City Council, one of the Broomfield NP objectives is to ensure a consistent thread of policies and actions through the NP that will help to respond to this crisis. The supporting text in Chapter 12 of the plan provides a table detailing how every policy proposed in the Broomfield NP creates links to climate objectives. Examples include how the proposed settlement buffer maintains an ecological corridor, how landscape features and natural assets that contribute to climate resilience will be retained and enhanced, how active transport opportunities will be improved to promote more sustainable modes of transport locally, and how a network of open spaces will develop and extend again contributing to climate resilience.
- 9.9 With respect of flood risk, neither of the proposed allocations site lie within areas of medium or high fluvial flood risk. The 'Land east of Saxon Way' allocated under Policy BFD10 lies within 150m of the River Chelmer, where future flood risk should be considered. Surface water flood risk also affects the west of the site, close to where affordable housing is proposed. It is expected that in line with Local Plan policies, sustainable drainage systems will be included in development, which will contribute to improved drainage and mitigate surface water flood risk.
- 9.10 Considering the points above, no significant effects are considered likely in relation to this SEA theme. The policies measures all seek to support climate objectives, particularly by developing green infrastructure networks and active travel opportunities. On this basis, **minor positive effects** are concluded as most likely.

## Community wellbeing

- 9.11 The residents survey supporting evidence highlighted 97% of respondents reported that they love living in Broomfield. Key resident values associated with Broomfield have been identified as the closeness to open countryside, the closeness to Chelmsford and its service offer, tranquillity in the area, recreation opportunities, access to wildlife, and Broomfield's distinct and separate village identity.
- 9.12 The neighbourhood area is subject to additional growth in the north of the village, with the strategic allocation 'North of Broomfield' having recently gained planning permission for up to 512 new dwellings. This site extends the neighbourhood area, with around 60% of it falling within the neighbouring parish of Little Waltham. Despite this, masterplans indicate open space will be provided within Little Waltham, so up to around 250 homes are still expected to fall within the Broomfield neighbourhood area.
- 9.13 With this allocation site, local housing needs are expected to be met and likely exceeded, as confirmed by a Housing Needs Assessment (HNA) developed as part of the evidence base for the Broomfield NP. Despite this, the HNA does highlight a high need for affordable housing, with prices for market tenures well above the means of households earning the average income, as well as a need for smaller 2/3-bed homes and 1-bed homes. 35% of the new homes built at the strategic site 'North of Broomfield' are expected to be affordable homes in line with Local Plan policies which will contribute to meeting affordable housing needs. The Broomfield NP further proposes the allocation of the 'Land east of Saxon Way' for a community-led scheme delivering additional affordable homes, new community open space, and a new GP surgery (Policy BFD10). Such development is likely to positively affect the local community, increasing access to local housing and essential GP services. Policy BFD8 is also proposed to guide the mix of dwelling sizes provided on sites of 10 or more homes, with a high proportion of 3-bed homes or smaller preferred.
- 9.14 The Broomfield NP also allocates the 'Land south of Broomfield Place' to deliver more new community open space and new (non-residential) day facilities and community uses (Policy BFD14). Both allocation sites will also be connected via new cycle and footpaths. Existing public rights of way are also sought to be retained and protected via Policy BFD15.
- 9.15 In response to a locally identified preference to retain separation from the Chelmsford Urban Area, the Broomfield NP proposes Policy BFD1 which identifies a settlement buffer encompassing the land between Main Road and Patching Hall Lane. The policy clearly restricts development that would significantly reduce the physical or visual gap between the settlements, providing long-term protection for settlement identities.
- 9.16 Whilst all the policies proposed in the Broomfield NP are likely to provide community benefits, of further note is Policy BFD7, which identifies and protects 15 Local Green Spaces within the settlement. As mentioned previously, new open spaces are also expected to be provided as part of future growth at both allocation sites. The wider policy framework benefits community wellbeing by seeking high-quality design that is sustainable and in-keeping with the surroundings, retaining and enhancing access to nature, and supporting



opportunities to improve climate resilience (such as additional flood risk mitigation and supporting guidelines for micro hydroelectricity schemes).

- 9.17 Given all policies in the proposed Broomfield NP are considered likely to lead to benefits in respect of community wellbeing, cumulatively, **significant positive effects** are considered likely.

## Historic environment

- 9.18 Given there are a wealth of both designated and non-designated assets in the neighbourhood area, the focus for this theme is the allocations proposed in the Broomfield NP.
- 9.19 Policy BFD10 allocates the 'Land east of Saxon Way' for a community-led scheme delivering additional affordable homes, new community open space, and a new GP surgery. The site is situated away from listed buildings and the Broomfield Conservation Area, but within the vicinity of a pillbox (south-east of Roselawn Farm) which is an identified Building of Local Value. The Site Concept Diagram indicates the new development would be in the north-west corner of the overall site, separated from the Building of Local Value by the open green space and a new tree belt (offering screening). The site contains a known Anglo-Saxon Burial site of archaeological importance. This was excavated in the 1880s and the entire field was subsequently excavated for gravel extraction between the 1880s and 1980s. Community Action 10 proposes to prepare and implement a design for the site to celebrate its significance and value. Furthermore, development on-site is to avoid the area of the Burial.
- 9.20 Policy BFD14 allocates the 'Land south of Broomfield Place' to deliver more new community open space and new (non-residential) day facilities and community uses. This site is located away from the Broomfield Conservation Area but lies adjacent to the Grade II Listed Broomfield Place and south of the locally listed (Buildings of Local Value) Broomfield Primary School. Policy BFD14 specifically requires a scheme that preserve and where appropriate enhances the setting of Broomfield Place, and the linked Site Concept Diagram demonstrates improved walking routes and connections with Broomfield Primary School in the setting of new open space.
- 9.21 Of note, is the Broomfield NP identifies and seeks to conserve three 'Special Character Areas' recognised for their intrinsic historic values and landscape settings. Policy BFD13 identifies and protects features that contribute to the character of these areas, paying careful attention to details such the relationship between historic buildings and open spaces.
- 9.22 Considering these points, both sites allocated have the potential to affect the setting of designated and non-designated heritage assets, but the policy mitigation is considered likely to reduce the significance of effects, **minor residual negative effects** are concluded as most likely in this respect, though it is recognised that an exemplar well-designed scheme could deliver residual neutral to minor positive effects. The additional policy protections afforded to historic character by means of designating Special Character Areas is considered likely to lead to **minor positive effects**.

## Land, soil, and water resources

- 9.23 The Broomfield NP maps agricultural land quality in the neighbourhood area, demonstrating that the land to the west of the settlement is some of the highest quality land (Grade 2), whilst lower quality land surrounds the settlement areas in the east and north. The sites allocated in the Broomfield NP avoid the areas identified as higher quality agricultural land, focusing most development in the south-east, with additional community facilities more centrally located adjacent to the settlement edge. On this basis, the spatial strategy of the plan performs well in respect of effective land use.
- 9.24 Having been through Regulation 14 consultation, no significant objections to the proposals have been raised by mineral authorities (recognising that much of the neighbourhood area falls within a Sand and Gravel Minerals Safeguarding Area). This likely reflects the spatial strategy that situates development at the settlement edge at both allocation sites.
- 9.25 With respect of water resources, the allocation sites are not of a scale that is likely to lead to significant effects in relation to water supply, with Essex and Suffolk Water's Water Resources Management Plan indicating a healthy supply that could meet forecasted demand even during a severe drought. There are no indications to date that wastewater treatment is of issue either.
- 9.26 The allocation sites do not intersect any waterbodies but the 'Land east of Saxon Way' (allocated under Policy BFD10) lies within 150m of the River Chelmer, where precautionary measures should be taken to avoid negative effects in relation to water quality. Most notably, the linked Site Concept Diagram indicates development will be located in the west of the site, with open space provided in the east towards the river. Appropriate planting that supports water quality and drainage in this area would ultimately be of benefit.
- 9.27 Overall, it is considered likely that significant negative effects will be avoided in relation to this SEA theme. **Minor negative effects** are concluded as most likely, reflecting the loss of areas of greenfield land to development purposes. However, **minor positive effects** are also anticipated relating to an effective spatial strategy that avoids any loss of the highest quality agricultural land in the neighbourhood area.

## Landscape

- 9.28 The landscape surrounding Broomfield is not nationally designated, but the Chelmsford Local Plan provides areas around Broomfield a degree of protection. This includes through the identification of tight settlement boundaries around the urban edge of Chelmsford and around Broomfield (with development outside of these boundaries directed by policies covering rural development), and by the identification and protection of a Green Wedge covering the landscape to the east of the village and Chelmsford urban area.
- 9.29 Early community consultation has highlighted Broomfield's landscape character as a significant aspect of local values associated with place. As a result, core plan objectives to protect the landscape setting are identified, and the Broomfield NP provides additional policy measures that will help to retain key landscape features and character traits. The policies have been developed from a supporting evidence base, which includes a local landscape character

assessment that assesses both landscape sensitivity and capacity to accommodate development as well as a 'Review of Local Green Space, Valued Landscape, and Key Views' (linked via Policy BFD2). Notably, the Review identifies Valued Landscape in the areas adjacent to the village in both the east and the west and 29 important views that development proposals must consider in line with Policy BFD2.

- 9.30 Across policies BFD1 – BFD7, BFD11, BFD13, and BFD15 the plan seeks to protect and enhance identified local landscape values which include the landscape separation between the village and the Chelmsford urban area (with Policy BFD1 identifying the land between Main Road and Patching Hall Lane as a settlement buffer maintaining this separation), pleasant walking routes (including new woodland walks linked via Policy BFD4 and enhanced walking routes through the Green Wedge), tranquillity, openness, nature, open community spaces (with 15 Local Green Spaces identified and protected under Policy BFD7), and key views.
- 9.31 Whilst tranquillity is recognised in supporting text and evidence as a key value associated with Broomfield, especially where countryside in the west and north-west is highly accessible to residents (including residents of Chelmsford) and situated away from main roads and railway, it is not directly protected through policy wording in the Broomfield NP. On this basis, it is recommended that Policy BFD2 (Protecting Broomfield's Landscape Character) is expanded to encompass and protect tranquillity in key areas and enhance the positive effects expected from the inclusion of these policies.
- 9.32 The Broomfield NP proposes two allocation sites. Policy BFD10 identifies 5.3ha at the land east of Saxon Way to deliver a community affordable housing scheme, a GP surgery, and new community open space, cycle paths and footpaths. With this allocation, there will ultimately be an element of housing development within the identified Green Wedge in the Chelmsford Local Plan. The policy links a 'Site Concept Diagram' that identifies most of the site is given over to new open green space and requires enhanced boundary planting, with the housing element situated in the north-west corner adjacent to the settlement boundary. It also identifies delivery must be via a Community Land Trust or similar body that ensures the community benefits are realised. Mitigation in this respect is expected to reduce the significance of anticipated negative effects.
- 9.33 Policy BFD14 allocates 2.57ha of land south of Broomfield Place for non-residential day facilities, associated community uses, and local/ informal green space. Like the other allocation site, the policy links a 'Site Concept Diagram' which shows most of the land is given over to new open green space, and new areas of tree planting are expected. Built infrastructure is confined to the eastern extent of the site, adjacent to the settlement boundary. This site intersects the Broomfield Place 'Special Character Area' (identified through the neighbourhood plan) and development has the potential to affect identified key views (No. 13 and 15). However, the site concept diagram seeks to mitigate these impacts through the careful locating of development on site and woodland screening.
- 9.34 Considering the points discussed above, **residual minor negative effects** are anticipated from development within the identified Green Wedge (with the outlined policy mitigation reducing the likelihood of significant effects). The

policy framework and additional protections afforded to landscape character in Broomfield are considered for likely **positive effects**.

## Transport and movement

- 9.35 Scoping highlights that the Chelmsford Future Transport Network (Public Engagement Document) identifies Broomfield Road/ Main Road as one of the corridors in Chelmsford with the most severe delays. Early community engagement in the development of the Broomfield NP also identified that the only dislike about the area that residents reported was the level of traffic.
- 9.36 The Broomfield NP does not propose significant levels of development that would lead to major effects in relation to the road network and traffic, however, small-scale development is still likely to lead to minor negative effects. Most journeys made by residents are made by car, and new community facilities, including a new GP surgery and day facilities could generate additional traffic pressures locally (though a new GP surgery would also reduce the need for longer car journeys to existing surgeries beyond Broomfield). The 'Site Concept Diagrams' supporting the two allocation sites in the Broomfield NP identify the development of new cycle paths and footpaths amongst open space, that will connect community facilities and new housing, and provide an attractive alternative to the car in this respect.
- 9.37 With traffic and transport identified early in plan making as a concern for residents, clear plan objectives relating to transport have been created. These objectives focus on promoting alternatives to the private car, particularly by improving and enhancing cycle and footpath networks, they also seek to rebalance road priorities and increase safety.
- 9.38 The improvement of cycle and footpath networks are a core theme running throughout the policy framework, recognised as intrinsically linked with landscape values, community wellbeing, and sustainable development. Such improvements feature as a benefit of the proposed allocation sites (as previously mentioned) but also as part of design considerations. Policy BFD15 further safeguards all public rights of way, providing them protection from the potential negative effects of development. Community actions are also identified as part of the plan, which includes measures to reduce the impact of traffic and increase safety (such as new bus shelters, speed warning signs, pedestrian crossings, speed cameras, and traffic islands).
- 9.39 Considering these points, the development proposed through the Broomfield NP is considered likely to exacerbate existing traffic conditions to some degree and **residual minor negative effects** are anticipated in this respect. However, there is a policy emphasis on improving cycling and walking opportunities and developing connected networks that are also considered for likely **minor positive effects** in relation to this theme.

## Cumulative effects

- 9.40 Cumulatively, the Broomfield NP contributes additional homes to the City housing supply and with a focus on a community-led scheme, it is likely that these additional homes will all be affordable homes. This will beneficially provide greater flexibility in the housing supply potential for the City and help

combat under-delivery in affordable housing. **Positive cumulative effects** are therefore considered likely.

- 9.41 However, these additional homes are likely to be delivered alongside the growth anticipated at the strategic site 'North of Broomfield'. This may add to congestion and construction issues/ disturbances in the short-term and may impact upon congestion and air quality in the City in the long-term. Despite this, such impacts are not considered likely to lead to significant cumulative effects with a small-scale housing scheme and focus on improved community infrastructure, including improved cycle and footpath networks.

## 10. Conclusions and recommendations

- 10.1 Overall, no potential significant negative effects have been identified through the appraisal of the Broomfield NP. The potential for significant positive effects in relation to the SEA topic of 'community wellbeing' has been identified, which reflects the plan's intentions to deliver a community-led affordable housing scheme and new community infrastructure (day facilities and a new GP surgery), as well as new cycle and footpath connections. This strategic site is also considered likely to lead to minor positive effects in relation to the SEA topics of biodiversity, climate change, landscape, and transport.
- 10.2 The additional development pressures are considered likely overall to lead to minor negative effects in relation to the SEA topics of air quality, historic environment, land, soil, and water resources, landscape, and transport, However, this is contrasted with increased opportunities for sustainable travel; and through scope for biodiversity, heritage and surface water management projects within the open green space associated with the community housing site.
- 10.3 One recommendation is made in the appraisal, though uptake of this recommendation will not change the overall findings. The recommendation identifies that there may be the potential to enhance protections afforded to areas of tranquillity, with additional policy wording.

## **Part 3: What are the next steps?**

# 11. Next steps and monitoring

11.1 This part of the report explains the next steps that will be taken as part of plan-making and SEA.

## Plan finalisation

11.2 This Environmental Report accompanies the Broomfield NP for submission to the Local Planning Authority, Chelmsford City Council, for subsequent Independent Examination.

11.3 At Independent Examination, the Broomfield NP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

11.4 Assuming the examination leads to a favourable outcome, the Broomfield NP will then be subject to a referendum, organised by Chelmsford City Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once 'made', the plan will become part of the Development Plan for Chelmsford, covering the defined neighbourhood area.

## Monitoring

11.5 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

11.6 It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Chelmsford City Council as part of the process of preparing its Annual Monitoring Report (AMR). No potential significant negative effects have been identified that would require additional or more stringent monitoring in this case.



# Appendices

# Appendix A – Regulatory requirements

As discussed in **Chapter 1**, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report; however, interpretation of Schedule 2 is not straightforward. **Table AA-1** links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table AA-2** explains this interpretation. **Table AA-3** identifies how and where within the Environmental Report the regulatory requirements have/ will be met.

**Table AA-1 Questions answered by this Environmental Report, in-line with an interpretation of regulatory requirements**

	Questions answered	As per regulations... the Environmental Report must include...	
<b>Introduction</b>	What's the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</li> </ul>	
	What's the SEA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relevant environmental protection objectives, established at international or national level</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</li> <li>The environmental characteristics of areas likely to be significantly affected</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> <li>Key environmental problems / issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment</li> </ul>
<b>Part 1</b>	What has plan-making / SEA involved up to this point?	<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)</li> <li>The likely significant effects associated with alternatives</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan</li> </ul>	
<b>Part 2</b>	What are the SEA findings at this current stage?	<ul style="list-style-type: none"> <li>The likely significant effects associated with the draft plan</li> <li>The measures envisaged to prevent, reduce, and offset any significant adverse effects of implementing the draft plan</li> </ul>	
<b>Part 3</b>	What happens next?	<ul style="list-style-type: none"> <li>A description of the monitoring measures envisaged</li> </ul>	

**Table AA-2: Questions answered by this Environmental Report, in-line with regulatory requirements**

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;		
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant environmental protection objectives, established at international or national level	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	The environmental characteristics of areas likely to be significantly affected	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What are the key issues &amp; objectives?</i>
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Key environmental problems / issues and objectives that should be a focus of appraisal	
(i) a description of the measures envisaged concerning monitoring.	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach)	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

**Table AA-3: 'Checklist' of how (throughout the SEA process) and where (within this report) regulatory requirements have been, are, and/ or will be met.**

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided within the SA Report</b>	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 ('What is the plan seeking to achieve') presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report. The 'SEA framework' – the outcome of scoping – is presented within Chapter 3 ('What is the scope of the SEA?').
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SEA framework is presented within Chapter 3 ('What is the scope of the SEA'). With regards to explaining " <i>how...considerations have been taken into account</i> ", Chapter 7 explains the Steering Group's 'reasons for supporting the preferred approach', i.e., explains how/ why the preferred approach is justified in light of alternatives appraisal.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape, and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a 'stand-out' plan policy area). Chapters 9 presents an appraisal of the plan. With regards to assessment methodology, Chapter 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g., timescale.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, specific recommendations are made in Chapter 10.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 4 and 5 deal with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on issues and options. Also, Chapter 7 explains the Parish Council's 'reasons for selecting the preferred option' (in-light of alternatives assessment).
9. Description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11 presents measures envisaged concerning monitoring.

**Regulatory requirement****Discussion of how requirement is met**

10.A non-technical summary of the information provided under the above headings

The NTS is provided at the beginning of this Environmental Report.

**The SA Report must be published alongside the Draft Plan, in accordance with the following regulations**

authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

At the current time, this Environmental Report is published alongside the 'submission' version of the Broomfield NP, with a view to informing Regulation 16 consultation.

**The SA must be considered, alongside consultation responses, when finalising the plan.**

The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.

Assessment findings presented within this Environmental Report, and consultation responses received, have been fed back to the Steering Group and have informed plan finalisation.

# Appendix B – Site assessments

## Site CFS53: Land east of Main Road, Broomfield



**Site size:** 15.4ha

**Capacity:** 247 homes

**Description:** Agricultural land, with some residential development at the western edge of the site adjacent to the B1008 (Main Road).

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for around 250 homes, it connects to Main Road where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified.
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within Sites of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) for the types of development likely to be brought forward (i.e. rural residential – 100 units or more).</p> <p>In terms of features present within or in proximity to the site, there are two large areas of coastal and floodplain grazing marsh Biodiversity Action Plan (BAP) Priority Habitat adjacent to the site – one to the northern extent and the other to the southern extent. Additionally, there is a large area of deciduous woodland BAP Priority Habitat adjacent to the site to the east. These habitats are likely to support local flora and fauna species and could be disturbed by development on this site through increased noise and light pollution. Additionally, there are hedgerows within the site and boundary vegetation on the site perimeters. These are likely to support biodiversity and geodiversity by promoting</p>

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connectivity within the neighbourhood area and beyond. As such, they should be maintained where possible.

Overall, **negative effects pre-mitigation** are concluded most likely at this stage. This reflects the proximity of BAP Priority Habitats and hedgerows on the site. Impacts to these features could impact biodiversity and geodiversity value in the neighbourhood area by noise, light or destruction reducing connectivity.

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Reduce the contribution to **climate change** made by activities within the neighbourhood area increase resilience to the potential effects of climate change

Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. These increases are likely to contribute to local climate change impacts through increasing carbon dioxide (CO<sub>2</sub>) emissions. This could further impact other themes included under the SEA framework, such as community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species, and designated sites).

Regarding flood risk, the site is within Flood Zone 2 and Flood Zone 3 in its eastern and southern extent, linked to the presence of the River Chelmer. As such, these areas of the site are at risk of fluvial flooding; the rest of the site is at low risk of fluvial flooding. In terms of surface water flood risk, the eastern and southern extent of the site is at low to high risk of surface water flooding – again associated with the River Chelmer. Additionally, parts of the site away from the river are at low-high risk, likely associated with drains connected to the watercourse. As such, allocating this site for development will likely exacerbate flood risk.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a significant fluvial and surface flood risk, **negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This is a large site with a capacity to support the local community with an additional near 250 homes. It lies wholly within the Green Wedge identified by the Local Plan, recognising that this holds community values that extend the neighbourhood area. Whilst the site adjoins the settlement edge in the west, the eastern extent and northern part of the site is less connected to the village area. Proposals should seek to improve active travel connections between the site and the village, and if possible, extend bus routes to more accessible locations on-site. This will enhance the potential to create inclusive communities. Mitigation would be required to reduce the impact of development on the setting of the Green Wedge and to improve accessibility, particularly considering future needs and more vulnerable members of communities. On this basis, the potential for **negative effects pre-mitigation** is identified.

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Protect, conserve, and enhance the <b>historic environment</b> of the neighbourhood area and its surroundings.	<p>This site is adjacent to the Broomfield Conservation Area, which is located to the west and was first designated in 2013. As such, development of this site could adversely impact upon the setting of a number of important features, including listed buildings, preserved trees and other important trees, public footpaths and ancient monuments. This in turn has the potential to impact on the wider historic importance of the settlement.</p> <p>The site is also adjacent to a Grade II listed building to the north, and within 30m of three Grade II listed buildings to the east and south-east. Given the proximity of these buildings to the site, it is likely development will adversely impact upon the setting of these assets through changes to their surroundings and views.</p> <p>Given the proximity of historic environment features to this site, it is likely allocating it would bring forward <b>negative effects pre-mitigation</b>. This is due to the likely visual effects on the nearby listed buildings, and changes to the setting of the conservation area.</p>
Ensure the efficient and effective use of <b>land</b> .	<p>Whilst the site encompasses lower grade agricultural land in the east of the neighbourhood area, development would result in the loss of a significant area of greenfield land (over 15ha). <b>Negative effects</b> are therefore considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.</p>
Protect and improve <b>water quality</b> in the neighbourhood area.	<p>The site runs parallel to the River Chelmer in the east. Development proposals should include mitigation to reduce the potential for negative impacts on water quality. The potential for <b>negative effects pre-mitigation</b> is identified.</p>
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	<p>The landscape in this area is not nationally protected, but locally it falls predominantly within the Green Wedge identified by the Chelmsford Local Plan, and partially within the Broomfield Settlement Boundary (a minor part in the west of the site adjoining Main Road). The neighbourhood plan evidence indicates that the site falls entirely within the identified Valued Landscape area to the east of the village and development in this area has the potential to affect key views from the east/ south-east (potentially No. 6, 7, 8, and 11), and from the west (potentially No. 4 and 5). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and avoid or significantly reduce negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge, and residual negative effects are considered likely in this respect.</p>

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Promote **sustainable transport** use and reduce the need to travel. This is ultimately a large site with a capacity to deliver near 250 homes. The southern extent of the site connects well with the existing settlement pattern with access to Main Road, and Chelmsford via this route as well as bus service connections here. No public rights of way intersect the site. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, **negative effects** are considered likely pre- and post-mitigation.

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## Site CFS62: Land north of Cricketers Close, Broomfield



**Site size:** 14.9ha

**Capacity:** 221 homes

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 200 homes, it connects to Main Road where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, there are two large areas of coastal and floodplain grazing marsh BAP Priority Habitat adjacent to the site – one to the northern extent and the other to the southern extent. Additionally, there is a large area of deciduous woodland BAP Priority Habitat adjacent to the site to the east. These habitats are likely to support local flora and fauna species and could be disturbed by development on this site through increased noise and light pollution. Additionally, there are hedgerows within the site and boundary vegetation on the site perimeters. These are likely to support biodiversity and geodiversity by promoting connectivity within the neighbourhood area and beyond. As such, they should be maintained where possible.</p> <p>Overall, <b>negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the proximity of BAP Priority Habitats and hedgerows on the site. Impacts to these features could impact biodiversity and geodiversity value in the neighbourhood area by noise, light or destruction reducing connectivity.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint and an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO<sub>2</sub> emissions.</p>

the potential effects of climate change

Regarding flood risk, the site is within Flood Zone 2 and Flood Zone 3 in its eastern and southern extent, linked to the presence of the River Chelmer. As such, this part of the site is at risk of fluvial flooding; the rest of the site is within Flood Zone 1 and is at low risk of fluvial flooding. In terms of surface water flood risk, the eastern and southern extent of the site is at low to high risk of surface water flooding – again associated with the River Chelmer. Additionally, parts of the site away from the river are at low-high risk, likely associated with drains connected to the watercourse. As such, allocating this site for development will likely exacerbate flood risk.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a significant fluvial and surface flood risk, **negative effects pre-mitigation** are concluded most likely at this stage.

Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This is a large site with a capacity to support the local community with an additional around 220 homes. It lies wholly within the Green Wedge identified by the Local Plan, recognising that this holds community values that extend the neighbourhood area. Whilst the site adjoins the settlement edge in the west, the eastern extent and northern part of the site is less connected to the village area. Proposals should seek to improve active travel connections between the site and the village, and if possible, extend bus routes to more accessible locations on-site. This will enhance the potential to create inclusive communities. Mitigation would be required to reduce the impact of development on the setting of the Green Wedge and improve accessibility, particularly considering future needs and more vulnerable members of communities. On this basis, the potential for **negative effects pre-mitigation** is identified.

Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

This site is within 62m east of a Grade II listed building. It is likely this structure has long views eastwards into the site, due to a lack of development between them. As such, development of this site could impact upon the setting of the feature through changes to its surroundings and views. However, there is currently a level of boundary vegetation on the western site boundary that could provide a level of screening. If this is retained, it could help reduce the visual impact of development on the setting and importance of the listed feature.

Overall, **negative effects pre-mitigation** are considered likely for this site, reflecting the potential impact upon the setting of the Grade II listed building in proximity. However, maintaining existing boundary vegetation could help reduce the visual effects of potential development on the structure through providing screening effects.

Ensure the efficient and effective use of <b>land</b> .	Whilst the site encompasses lower grade agricultural land in the east of the neighbourhood area, development would result in the loss of a significant area of greenfield land (around 15ha). <b>Negative effects</b> are therefore considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.
Protect and improve <b>water quality</b> in the neighbourhood area.	The site runs parallel to the River Chelmer in the east. Development proposals should include mitigation to reduce the potential for negative impacts on water quality. The potential for <b>negative effects pre-mitigation</b> is identified.
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	This site is almost the same as Site CFS53 but with a slightly reduced boundary, removing the land in the west of the site that falls within the Broomfield Settlement Boundary. Thus, the site lies entirely within the Green Wedge identified by the Chelmsford Local Plan. The neighbourhood plan evidence indicates that the site falls entirely within the identified Valued Landscape area to the east of the village and development in this area has the potential to affect key views from the east/south-east (potentially No. 6, 7, 8, and 11), and from the west (potentially No. 4 and 5). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and avoid or significantly reduce negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge, and residual negative effects are considered likely in this respect.
Promote <b>sustainable transport</b> use and reduce the need to travel.	This is ultimately a large site with a capacity to deliver over 200 homes. The southern extent of the site connects well with the existing settlement pattern with access to Main Road (presumably through White Mead), and Chelmsford via this route as well as bus service connections here. No public rights of way intersect the site. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, <b>negative effects</b> are considered likely pre- and post-mitigation.

## Site CFS78: Staceys, School Lane, Broomfield



**Site size:** 48.6ha

**Capacity:** 1020 homes

**Description:** Agricultural land, with farmhouse and agricultural buildings in centre of site.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 1,000 homes, it connects to School Lane, and bus connections are further east at Main Road. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>significant negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, there is an area of traditional orchard BAP Priority Habitat approximately 25m south-west. It is likely this habitat supports local flora and fauna which could be disturbed by increased noise and light pollution on the site. However, given this habitat is not adjacent to the site, the potential effects of development may be reduced or removed entirely. It is acknowledged that the site has a level of boundary vegetation and hedgerows / trees within the sites – which delineate fields from one another. Whilst it is possible these features support biodiversity and geodiversity, they are not cohesive. As such they are unlikely to contribute to the wider biodiversity connectivity of the neighbourhood area.</p> <p>Overall, <b>minor negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the proximity of a BAP Priority Habitat, which could be affected by development of this site.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to be significant and could contribute to local climate change impacts through increasing carbon dioxide (CO<sub>2</sub>) emissions. This is especially true for this site, which is proposing a large level of growth.</p>



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Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the site is at varying risk of surface water flooding. This is likely linked to topographical changes, field boundaries / fencing and the farm and waterbody on the site. Where there is a risk of surface water flood risk it is mostly low, with high-risk areas associated with the northern site boundary, the farm and the waterbody. It is likely areas at higher risk of surface water flooding could be avoided through development.

Overall, any level of growth will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a higher level of proposed growth and is at risk of surface water flood risk, **negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This is a large site with a capacity to support the local community with over 1,000 additional new homes. The site adjoins the settlement edge in the east off School Lane, in a relatively accessible area close to the village centre. Proposals should ultimately seek to improve active travel connections between the site and the village, and if possible, extend bus routes to more accessible locations on-site but **positive effects** are considered likely despite this.

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

CFS78 is within 65m of three Grade II listed buildings – two are located within the farm boundary in the centre of the site, and the other to the south-west. Development of this site will adversely impact upon these features through changes to their settings, which influences how they are experienced in the wider historic environment context. There is potential for mitigation for the listed building to the south-west through maintaining the existing vegetation between the site and the structure. However, there is currently limited / no potential for mitigation for the two structures within the farm boundary.

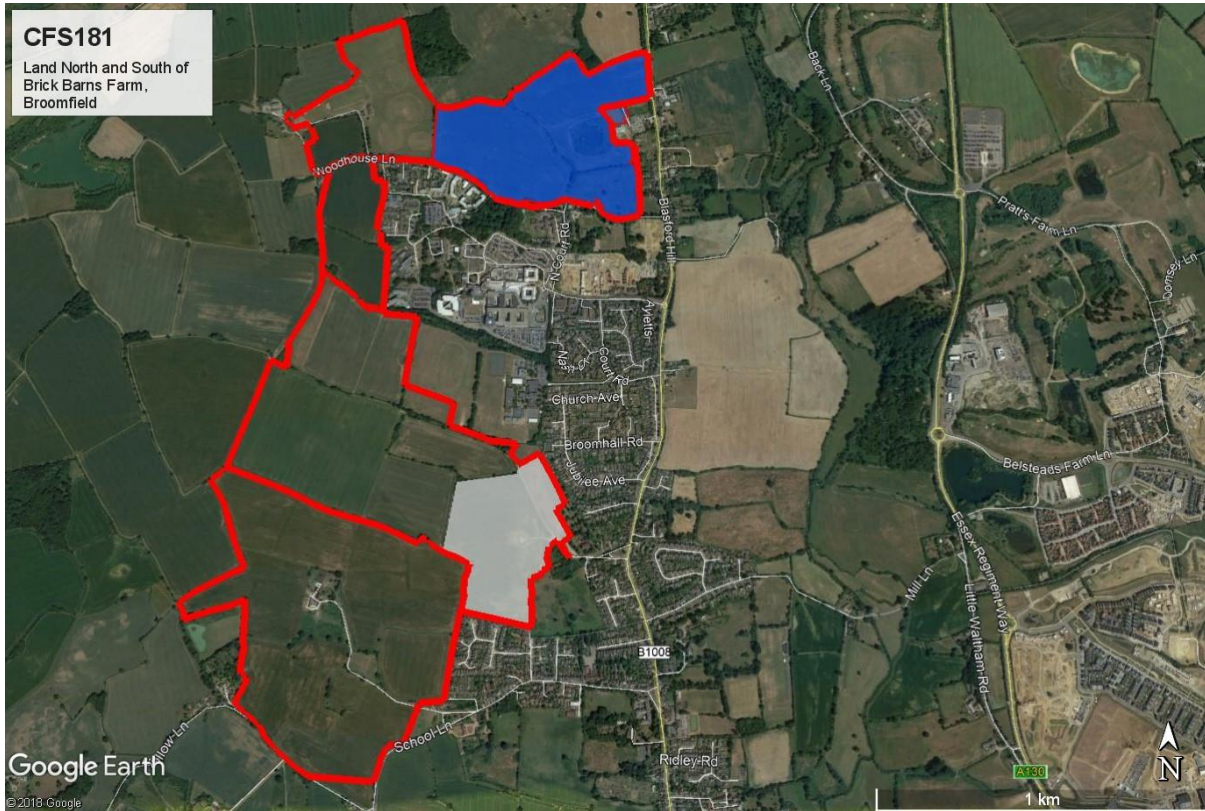
It is noted there are further listed buildings to the south-east. However, these would likely be screened from development of this site, given the distance and existing development between them.

Given the above, **negative effects pre-mitigation** are considered likely for this site, reflecting the likely adverse impacts upon the setting of two Grade II listed buildings in the centre of the site, and one to the south-west. It is noted existing vegetation could contribute to screening the singular Grade II listed building from development if this site is taken forward.

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Ensure the efficient and effective use of <b>land</b> .	The site encompasses high quality agricultural land in the west of the neighbourhood area, development would result in the loss of a significant area of Grade 2 agricultural land (near 50ha). <b>Significant negative effects</b> are therefore considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Land loss to development at this scale could hinder future access to minerals resources at this location.
Protect and improve <b>water quality</b> in the neighbourhood area.	The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, <b>neutral effects</b> are considered likely in relation to water quality.
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	The landscape in this area is not nationally protected. The site lies west of Parsonage Green, outside of the defined Broomfield Settlement Boundary (where rural development policies apply). The neighbourhood plan evidence indicates that the site falls partially within the identified Valued Landscape area to the west of the village and development in this area has the potential to affect key views (potentially No. 19, 25, and 30). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and avoid or significantly reduce negative effects in this respect. Any development should also consider appropriate uses within the part of the site that falls within the identified Valued Landscape.
Promote <b>sustainable transport</b> use and reduce the need to travel.	This is ultimately a very large site with a capacity to deliver over 1,000 homes. The site connects to the settlement area in the west at School Lane, bus connections are further away at Main Road. Public rights of way traverse the site creating connections to the north, south, east, and west of the site, converging at Stacey's Farm. It will be important for development to retain and enhance these existing rights of way. Given the capacity of the site and potential scale of development, and the potential impacts on existing public rights of way, <b>negative effects</b> are considered likely both pre- and post-mitigation.

## Site CFS181: Land north and south of Brick Barns Farm, Broomfield



**Site size:** 156.17ha

**Capacity:** 2040 homes

**Description:** Largely agricultural land but includes farm complex (Stacey’s Farm) in southern parcel and playing fields in western half of northern parcel.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	?
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 2,000 homes, it connects to School Lane in the south of the site and Main Road in the north of the site. Bus connections are provided along Main Road. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>significant negative effects pre-mitigation</b> is identified.
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>Part of the site in the north-eastern extent is seen to be suitable for habitat creation and expansion by Natural England, as it overlaps with a Network Enhancement Zone 1. According to guidance provided by Natural England, Network Enhancement Zones are land that connects existing patches of primary and associated habitats that is likely to be suitable for habitat creation. As such, development in this part of the site should focus on expanding and joining up existing</p>

habitat patches and improving biodiversity connectivity<sup>7</sup>. However, it is worth noting that whilst this Network Enhancement Zone 1 area demonstrates development in that area would have a greater opportunity to bring forward biodiversity net-gain, development would result in the loss of land that could support the biodiversity network in the neighbourhood area.

In terms of features present within or in proximity to the site, there are areas of deciduous woodland, ancient woodland and woodpasture and parkland BAP Priority Habitat adjacent to the site in the northern extent, and an area of deciduous woodland BAP Priority Habitat adjacent to the site in the southern extent. Additionally, there is an area of traditional orchard BAP Priority Habitat approximately 25m south-west. It is likely these habitats supports local flora and fauna populations; as such, these habitats and species could be negatively impacted through development due to disturbances linked to light and noise pollution. Furthermore, the site has a level of boundary vegetation and hedgerows / trees within the sites – which delineate fields from one another. Whilst it is possible these features support biodiversity and geodiversity, they are not cohesive. As such they are unlikely to contribute to the wider biodiversity connectivity of the neighbourhood area.

Overall, **negative effects pre-mitigation** are concluded most likely at this stage. This reflects the potential loss of an area that could be better used for habitat creation in the neighbourhood area, and the proximity of several BAP Priority Habitats, which could be affected by development of this site.

Reduce the contribution to **climate change** made by activities within the neighbourhood area increase resilience to the potential effects of climate change

Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to be significant and could contribute to local climate change impacts through increasing CO<sub>2</sub> emissions. This is likely to be significant given this site is looking to bring forward the greatest level of growth of all options.

Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the site is at varying risk of surface water flooding. This is likely linked to topographical changes, field boundaries / fencing and the farm and waterbody on the site. Where there is a risk of surface water flood risk it is mostly low, with high-risk areas associated with waterbodies within the sites, and internal site boundaries between the

<sup>7</sup> [https://s3-eu-west-1.amazonaws.com/data.defra.gov.uk/Natural\\_England/Habitat\\_Species/Habitats/Habitat\\_Network\\_England\\_NE/Habitat\\_Networks\\_England\\_Version\\_2\\_Guidance.pdf](https://s3-eu-west-1.amazonaws.com/data.defra.gov.uk/Natural_England/Habitat_Species/Habitats/Habitat_Network_England_NE/Habitat_Networks_England_Version_2_Guidance.pdf)

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different fields. It is likely areas at higher risk of surface water flooding could be avoided through development. Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has the largest level of proposed growth and is at risk of surface water flood risk, **significant negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This is a very large site with a capacity to support the local community with over 2,000 additional new homes. The site relates relatively well to the existing settlement area but would double the size of the village ultimately changing its character and identity to a significant degree. Proposals at this scale could ultimately ensure the provision of new services, facilities, and recreational opportunities, ensuring that such growth is commensurate with appropriate infrastructure investment. Despite this, the scale of development and potential impact on the local community could be both positive and negative, both of significance. On this basis, overall **uncertainty** is noted at this stage.

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

Given the large size of this site, it is within proximity to a number of historic environment features. The site is adjacent to the Broomfield Conservation Area – located to the east of the site. Given the site surrounds this designation to the north and west, it is likely development would impact on the setting of a number of important features. This in turn has the potential to impact on the wider historic importance of the settlement.

Two of the listed buildings within the Broomfield Conservation Area are within proximity to this site – a Grade II listed building approximately 15m to the east, and a Grade II\* listed building approximately 54m south-east. In addition to these, there are two Grade II listed buildings within the farm boundary in the southern part of the site, a further Grade II listed building approximately 65m to the south-west (southern extent), and three Grade II listed buildings to the east (northern extent). As such, development of this site will adversely impact upon these features through changes to their settings and views. There is potential for mitigation for a number of these features through maintaining vegetation, providing a screening effect.

It is noted there are further listed buildings to east (northern extent) that are within proximity to the site. However, these are screened from the site by other listed buildings and existing development.

Given the above, **negative effects pre-mitigation** are considered likely for this site, reflecting the likely adverse impacts upon the setting of a number of listed buildings as well as the Broomfield Conservation Area.

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Ensure the efficient and effective use of <b>land</b> .	The site is over 150ha of greenfield land, lying in the west of the settlement, covering the highest-quality agricultural land in the neighbourhood area (Grade 2). <b>Significant negative effects</b> are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Land loss to development at this scale could hinder future access to minerals resources at this location.
Protect and improve <b>water quality</b> in the neighbourhood area.	The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, <b>neutral effects</b> are considered likely in relation to water quality.
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	This large site expands across most of the landscape west of the village, extending beyond the neighbourhood area in the north, encompassing the Local Plan North Broomfield Strategic Site. The neighbourhood plan evidence indicates that the site encompasses most of the identified Valued Landscape area to the west of the village and development in this area has the potential to affect many key views (potentially No. 17, 18, 19, 20, 21, 25, 29, and 30). On this basis, and particularly considering the scale of development/ extent across the landscape, the potential for <b>significant negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and reduce negative effects in this respect to some degree. Any development should also consider appropriate uses within the parts of the site that falls within the identified Valued Landscape, to mitigate potential negative effects arising in this respect.
Promote <b>sustainable transport</b> use and reduce the need to travel.	This is ultimately a very large site with a capacity to deliver over 2,000 homes. The site connects to the settlement area in the west at various locations, including School Lane in the south and Main Road in the north, bus connections are located at Main Road. Multiple public rights of way traverse the site creating various connections. It will be important for development to retain and enhance these existing rights of way. Given the capacity of the site and potential scale of development, and the potential impacts on existing public rights of way, <b>negative effects</b> are considered likely both pre- and post-mitigation.

## Site CFS183: Land north of Newlands Spring and south-west of Broomfield Village, Chignall and Broomfield



**Site size:** 62.93 (56.26 in Broomfield)

**Capacity:** 1317 homes

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-



SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 1,300 homes, it connects to the Chelmsford Urban Area and bus connections are available south of the site. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>significant negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, there is an adjacent large area of deciduous woodland BAP Priority Habitat in the south-west, and a small area of traditional orchard BAP Priority Habitat adjacent to the east. It is likely these habitats support local flora and fauna populations. Development of this site is likely to adversely impact these populations and their specific habitats through disturbances linked to light and noise pollution. Furthermore, the site has a level of boundary vegetation and hedgerows / trees within the sites – which delineate fields from one another. Whilst it is possible these features support biodiversity and geodiversity, they are not cohesive. As such they are unlikely to contribute to the wider biodiversity connectivity of the neighbourhood area.</p> <p>Overall, <b>negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the proximity of BAP Priority Habitats and the potential adverse effects development could have on them and their associated species.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to be significant and could contribute to local climate change impacts through increasing CO<sub>2</sub> emissions. This is likely to</p>

the potential effects of climate change	<p>be significant given this site is looking to bring forward the greatest level of growth of all options.</p> <p>Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the majority of the site is at very low / no risk of surface water flooding. Areas at low-high risk of surface water flooding are largely associated with the road network to the west and in the middle of the site, as well as a potential drain in eastern part of the site. It is likely areas at higher risk of surface water flooding could be avoided through development.</p> <p>Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a large level of proposed growth and is at risk of surface water flood risk, <b>significant negative effects pre-mitigation</b> are concluded most likely at this stage.</p>
Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving <b>accessibility</b> , anticipating future needs and specialist requirements, and supporting cohesive and <b>inclusive communities</b> .	<p>The site relates predominantly to the Chelmsford Urban Area, and development has the potential to deliver an additional 1,300 homes for the local community. However, development at this scale and location could lead to direct coalescence between Broomfield Village and the Chelmsford Urban Area, on this basis the potential for <b>significant negative effects pre-mitigation</b> is identified. The site is relatively accessible, and development at this scale could ultimately support residents with new service and facility provisions and recreational opportunities. Overall effects would be largely dependent upon the layout and design of development.</p>
Protect, conserve, and enhance the <b>historic environment</b> of the neighbourhood area and its surroundings.	<p>Allocating this site for development will likely impact upon several listed buildings. Within the site boundaries is a Grade II listed building; it is likely this is partially screened by existing vegetation surrounding it and the wider Priors area. There are two Grade II listed buildings and one Grade II* listed building within approximately 21m west of the site, four Grade II listed buildings within 68m north of the site. Whilst four of these Grade II listed buildings is likely to be screened from development by existing vegetation, the remaining two listed buildings and one Grade II* listed building are likely to be adversely impacted by development of this site. This is due to changes in their settings and surroundings, which influence how they are perceived in the wider historic landscape. It is also due to changes to the views both into and out of their area.</p> <p>Given the proximity of historic environment features to this site, it is likely allocating it would bring forward <b>negative effects pre-mitigation</b>. This is due to the likely visual effects on the nearby listed buildings and the changes to their settings.</p>

Ensure the efficient and effective use of <b>land</b> .	<p>The site is over 60ha of greenfield land in the south-west of the neighbourhood area, encompassing some of the highest-quality agricultural land in the neighbourhood area.</p> <p><b>Significant negative effects</b> are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Land loss to development at this scale could hinder future access to minerals resources at this location.</p>
Protect and improve <b>water quality</b> in the neighbourhood area.	<p>The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, <b>neutral effects</b> are considered likely in relation to water quality.</p>
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	<p>This site extends south-west of the village, falling beyond the neighbourhood area in the south-west. Development at the site has the potential to close the landscape gap currently separating the Chelmsford Urban Area from Broomfield Village. Development would ultimately relate more to the Chelmsford Urban Area than the village. The neighbourhood plan evidence also indicates that development in this area has the potential to affect key views (potentially No. 13, 14, 15, and 22). On this basis, and particularly considering the potential coalescence of settlement areas, the potential for <b>significant negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and reduce negative effects in this respect. Any development should also consider appropriate uses within the parts of the site that currently provide landscape separation between the settlement areas.</p>
Promote <b>sustainable transport</b> use and reduce the need to travel.	<p>This is ultimately a very large site with a capacity to deliver over 1,300 homes. The site lies south of Broomfield, connecting to the settlement area at School Lane and the south of Main Road, bus connections are provided at Main Road. Two public rights of way traverse the site. It will be important for development to retain and enhance these. Given the capacity of the site and potential scale of development, and the potential impacts on existing public rights of way, <b>negative effects</b> are considered likely both pre- and post-mitigation.</p>

## Site CFS211: Champion Farm, Gutters Lane, Broomfield



**Site size:** 2.48ha

**Capacity:** 65 homes

**Description:** Greenfield, currently in use as equestrian centre, associated outbuildings and residential dwelling.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is medium scale with a capacity for around 65 homes, it connects to Gutters Lane, and Main Road from here. Bus connections available along Main Road. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>minor negative effects pre-mitigation</b> is identified.
Protect and enhance <b>biodiversity</b> and geodiversity	This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. Additionally, it does not overlap with any BAP Priority Habitats, nor is it in proximity to any. It is noted that there are boundary hedgerows and trees, as well as trees within the site perimeters. These may contribute to the biodiversity and geodiversity connectivity of the wider neighbourhood area and should be maintained where possible. Overall, <b>neutral / no effects</b> are concluded most likely at this stage. This reflects the lack of biodiversity and geodiversity designations, and the distance from important habitats.
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. However, this is a lower level of growth – so the increase in greenhouse gas emissions is less likely to be significant. Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the site is at very low / no risk of flooding. Overall, any level of growth in Broomfield will likely lead to an increase in CO <sub>2</sub> emissions. However, as this site has the lowest level of proposed growth and is at very low risk of fluvial and / or surface water flood risk, <b>uncertain effects pre-mitigation</b> are concluded most likely at this stage.
Ensure growth in the neighbourhood area is aligned with the needs of all	This site relates more closely to the Chelmsford Urban Area in the south of the neighbourhood area and is relatively accessible off Gutters Lane (which connects to Main Road). The site does lie entirely within the Green Wedge identified

<p>residents, improving <b>accessibility</b>, anticipating future needs and specialist requirements, and supporting cohesive and <b>inclusive communities</b>.</p>	<p>by the Local Plan however, recognising that this holds community values that extend the neighbourhood area. Develop could support the community with an additional 65 new homes and an in-keeping well-designed scheme could minimise its impact on settlement pattern. <b>Minor negative effects pre-mitigation</b> are considered likely (reflecting the need to mitigate the impact of any scheme on the setting of the Green Wedge).</p>
<p>Protect, conserve, and enhance the <b>historic environment</b> of the neighbourhood area and its surroundings.</p>	<p>This site is not located in proximity to any historic environment designations, nor does it sit within the setting of the Broomfield Conservation Area. Given this, it is unlikely development at this site will impact the historic environment of Broomfield. <b>Neutral / no effects</b> are concluded likely at this stage.</p>
<p>Ensure the efficient and effective use of <b>land</b>.</p>	<p>The site is near 2.5ha of predominantly greenfield land, though it does contain some existing development (dwelling and outbuildings). It is in the east of the neighbourhood area, encompassing lower-quality agricultural land. <b>Minor negative effects</b> are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Given this is a smaller site at the settlement edge, no significant effects in relation to mineral resources are considered likely.</p>
<p>Protect and improve <b>water quality</b> in the neighbourhood area.</p>	<p>The site does not intersect any waterbodies and <b>neutral effects</b> are considered likely in relation to water quality.</p>
<p>Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b>.</p>	<p>The landscape in this area is not nationally protected, but locally it falls wholly within the Green Wedge identified by the Chelmsford Local Plan and relates more to the Chelmsford Urban Area. The site does not lie within the Valued Landscape areas identified in evidence supporting the neighbourhood plan and development is unlikely to affect any locally identified key views. Overall, the potential for <b>negative effects pre-mitigation</b> is identified. Mitigation may reduce the significance of effects in relation to development within the Green Wedge, but residual negative effects are still considered likely.</p>
<p>Promote <b>sustainable transport</b> use and reduce the need to travel.</p>	<p>The site connects to the Chelmsford Urban Area in the south of the Neighbourhood Area. The site connects to Main Road via Gutters Lane and bus stops are provided at Main Road. No public rights of way intersect the site and proposals for new cycle and footpath connections would be of benefit. With a lower capacity for housing (up to 65 homes), <b>minor negative effects</b> are concluded as likely pre-mitigation.</p>

## Site CFS219: Land north of Cricketers Close, Broomfield



**Site size:** 9.75ha

**Capacity:** 202 homes

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 200 homes, it connects to Main Road where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, there is an area of coastal and floodplain grazing marsh BAP Priority Habitat adjacent to the site – located to the south-east. This habitat is likely to support local flora and fauna species and could be disturbed by development on this site through increased noise and light pollution. Additionally, there are hedgerows within the site and boundary vegetation on the site perimeters. These are likely to support biodiversity and geodiversity by promoting connectivity within the neighbourhood area and beyond. As such, they should be maintained where possible.</p> <p>Overall, <b>negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the proximity of a BAP Priority Habitat and hedgerows on the site. Impacts to these features could impact biodiversity and geodiversity value in the neighbourhood area by noise, light or destruction reducing connectivity.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO<sub>2</sub> emissions.</p> <p>Regarding flood risk, the site is within Flood Zone 2 and Flood Zone 3 in its eastern and southern extent, linked to the presence of the River Chelmer. As such, this part of the site</p>



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is at risk of fluvial flooding; the rest of the site is within Flood Zone 1 and is at low risk of fluvial flooding. In terms of surface water flood risk, the eastern and southern extent of the site is at low to high risk of surface water flooding – again associated with the River Chelmer. Additionally, there is a section in the middle of the site that is at low-high risk, likely associated with drains connected to the watercourse. As such, allocating this site for development will likely exacerbate flood risk.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a significant fluvial and surface flood risk, **negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This large site could contribute an additional 200 new homes to support the local community. The site lies wholly within the Green Wedge identified by the Local Plan, recognising that this holds community values that extend the neighbourhood area. It is relatively accessible, adjoining the settlement area in the east and connecting well to Main Road and the central village area. Whilst development could support inclusive communities, **negative effects pre-mitigation** are concluded recognising that mitigation would be required to reduce the impact of development on the setting of the Green Wedge.

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

This site is within 62m east of a Grade II listed building. It is likely this structure has long views eastwards into the site, due to a lack of development between them. As such, development of this site could impact upon the setting of the feature through changes to its surroundings and views. However, there is currently a level of boundary vegetation on the western site boundary that could provide a level of screening. If this is retained, it could help reduce the visual impact of development on the setting and importance of the listed feature.

Overall, **negative effects pre-mitigation** are considered likely for this site, reflecting the potential impact upon the setting of the Grade II listed building in proximity. However, maintaining existing boundary vegetation could help reduce the visual effects of potential development on the structure through providing screening effects.

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Ensure the efficient and effective use of **land**.

The site is a little under 10ha of greenfield land. Lying in the east of the neighbourhood area, it encompasses lower-quality agricultural land. **Minor negative effects** are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.

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Protect and improve <b>water quality</b> in the neighbourhood area.	The site does not intersect any waterbodies and <b>neutral effects</b> are considered likely.
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	The landscape in this area is not nationally protected, but locally the site falls wholly within the Green Wedge identified by the Chelmsford Local Plan. The neighbourhood plan evidence indicates that the site falls entirely within the identified Valued Landscape area to the east of the village and development in this area has the potential to affect key views (potentially No. 5, 6, 7, and 8). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and avoid or significantly reduce negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge and Valued Landscape area, and residual negative effects are considered likely in this respect.
Promote <b>sustainable transport</b> use and reduce the need to travel.	This is a large site with a capacity to deliver over 200 homes. The western extent of the site connects well with the existing settlement pattern with access to Main Road (including via White Mead), and Chelmsford via this route as well as bus service connections here. No public rights of way intersect the site. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, <b>negative effects</b> are considered likely pre- and post-mitigation.

## Site 18SLAA11: Land south-west of Broomfield Place



**Site size:** 19.5ha

**Capacity:** 613 homes

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	?
Climate change	-
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 600 homes, it connects to Main Road where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>significant negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, there is an adjacent small area of traditional orchard BAP Priority Habitat to the north / north-east. It is possible this habitat supports local flora and fauna populations; however this is likely to be limited given the size of the habitat. As such, developing this site has the potential to impact upon these populations and their specific habitats through disturbances linked to light and noise pollution. Furthermore, the site has a level of boundary vegetation and hedgerows / trees within the sites – which delineate fields from one another. Whilst it is possible these features support biodiversity and geodiversity, they are not cohesive. As such they are unlikely to contribute to the wider biodiversity connectivity of the neighbourhood area.</p> <p>Overall, <b>uncertain effects pre-mitigation</b> are concluded most likely at this stage. This reflects the proximity of a small BAP Priority Habitat and the possible effects development could have upon it.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO<sub>2</sub> emissions.</p> <p>Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of</p>

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surface water flood risk, the majority of the site is at very low / no risk of surface water flooding. However, the middle of the site is low-high risk of surface water flooding associated with a drain running through this area. Other areas at risk of surface water flooding are mostly located in the north of the site on field boundaries. It is likely areas at higher risk of surface water flooding could be avoided through development.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a large level of proposed growth and is at risk of surface water flood risk, **negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

The site could contribute over 600 new homes to support city housing needs, but development of the site would lead to direct coalescence between Broomfield Village and the Chelmsford Urban Area, and the potential for **significant negative effects pre-mitigation** is identified. The site is relatively accessible, connecting well with Main Road and the central village. Development at this scale could also contribute new service and facility provisions and recreational opportunities. Overall effects would be largely dependent upon the layout and design of development.

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

Allocating this site for development has the potential to impact upon three Grade II listed buildings, all within 72m north of the site. This is through development changing their surroundings and setting due to bringing forward an undeveloped area. However, there is a level of screening provided between these features and the site linked to the vegetation present. If this is maintained, it is possible negative visual effects associated with development could be mitigated. Taking a precautionary approach, the potential for **minor negative effects pre-mitigation** is identified at this stage. This reflects the uncertainty around the level and effectiveness of the existing screening.

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Ensure the efficient and effective use of **land**.

The site is 19.5ha of greenfield land in the south of the neighbourhood area potentially encompassing some of the highest-quality agricultural land in the neighbourhood area. **Negative effects** pre- and post-mitigation are considered likely. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.

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Protect and improve **water quality** in the neighbourhood area.

The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, **neutral effects** are considered likely in relation to water quality.

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Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	<p>This site lies south of the village where development has the potential to close the landscape gap currently separating the Chelmsford Urban Area from Broomfield Village. The neighbourhood plan evidence also indicates that development in this area has the potential to affect key views (potentially No. 13, 14 and 15). On this basis, and particularly considering the potential coalescence of settlement areas, the potential for <b>significant negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and reduce negative effects in this respect, however, any development at the site would contribute to coalescence, reducing the landscape gap between settlement areas, and residual negative effects are anticipated in this respect.</p>
Promote <b>sustainable transport</b> use and reduce the need to travel.	<p>This is ultimately a large site with a capacity to deliver over 600 homes. The north-west of the site connects with School Lane, the east of the site connects with Main Road, and the south of the site connects with the Chelmsford Urban Area. Bus connections are provided at Main Road. No public rights of way intersect the site. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, <b>negative effects</b> are considered likely pre- and post-mitigation.</p>

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## Site BNP1: Land at Brooklands



**Site size:** 5.93ha

**Capacity:** 177 homes

**Description:** Residential, offices and greenfield (gardens/pasture).

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 150 homes, it connects to Main Road where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, nearly the entire site is woodpasture and parkland BAP Priority Habitat. As such, allocating this site would result in the loss of an important habitat, which could adversely affect the biodiversity and geodiversity. This loss could reduce flora and fauna species in the neighbourhood area, and impact upon connectivity and the wider biodiversity network. In addition to this BAP Priority Habitat, there is boundary vegetation and trees within the perimeter, which are also likely to contribute to biodiversity connectivity in the neighbourhood area and further afield. These should be maintained and enhanced where possible.</p> <p>Overall, <b>negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the site being nearly entirely BAP Priority Habitat, and the impacts on connectivity taking this site forward could have.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO<sub>2</sub> emissions.</p> <p>Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the majority of the site is at very low / no risk of surface water flooding. There are isolated areas</p>



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at low-high risk on the site boundaries, which can be largely avoided through development.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a lower level of proposed growth and is not at risk of fluvial and limited risk of surface water flood risk, **uncertain effects pre-mitigation** are concluded at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This site is relatively accessible to Main Road and the central village area and could contribute over 150 new homes locally. However, the site does lie entirely within the Green Wedge identified by the Local Plan, recognising that this holds community values that extend the neighbourhood area. An in-keeping well-designed scheme could minimise its impact on settlement pattern. **Minor negative effects pre-mitigation** are considered likely (reflecting the need to mitigate the impact of any scheme on the setting of the Green Wedge).

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

Within the site perimeter there is a Grade II listed building. There are a limited number of natural features surrounding the structure that would help to screen it from potential development. As such, allocating this site would likely have an adverse effect on the designation through changes to its setting and views. Additionally, there are two Grade II listed buildings within 70m west of the site that are unlikely to be screened from development at this location. This is due to a lack of development or vegetation between the designations and the site.

Given the proximity of historic environment features to this site, it is likely allocating it would bring forward **negative effects pre-mitigation**. This is due to the likely visual effects on the nearby listed buildings, and the listed building within the site boundary.

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Ensure the efficient and effective use of **land**.

The site is a little under 6ha of greenfield land. Lying in the east of the neighbourhood area, it encompasses lower-quality agricultural land. **Minor negative effects** are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.

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Protect and improve **water quality** in the neighbourhood area.

The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, **neutral effects** are considered likely in relation to water quality.

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Protect and enhance the character and quality of the immediate and

The landscape in this area is not nationally protected, but locally the site falls wholly within the Green Wedge identified by the Chelmsford Local Plan. The neighbourhood plan evidence indicates that the site falls entirely within the

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surrounding  
**landscape.**

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identified Valued Landscape area to the east of the village and development in this area has the potential to affect key views (potentially No. 7, 8 and 9). On this basis, the potential for **negative effects pre-mitigation** is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and avoid or significantly reduce negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge and Valued Landscape area, and residual negative effects are considered likely in this respect.

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Promote **sustainable transport** use and reduce the need to travel.

This is a large site with a capacity to deliver over 150 homes. The western extent of the site connects well with the existing settlement pattern with access to Main Road, and Chelmsford via this route as well as bus service connections here. The site contains a public right of way that would need to be retained in development. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, **negative effects** are considered likely pre- and post-mitigation.

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## Site BNP2: Land adjacent to Broomfield Place



**Site size:** 2.57ha

**Capacity:** 60-80 homes

**Description:** Residential, car park and pasture.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	?
Community wellbeing	-
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

**SEA objective****Commentary**

Support objectives to improve **air quality** within and surrounding the neighbourhood area and minimise sources of NO<sub>2</sub>.

The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is medium scale with a capacity for up to 80 homes, it connects to Main Road in the east of the site. Bus connections are available along Main Road. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for **minor negative effects pre-mitigation** is identified.

Protect and enhance **biodiversity** and geodiversity

This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, the north-western corner is traditional orchard BAP Priority Habitat. Given this, allocating this site would result in the loss of an important habitat, which could adversely affect the biodiversity and geodiversity. This loss could reduce flora and fauna species in the neighbourhood area, and impact upon connectivity and the wider biodiversity network. It is noted that there are boundary hedgerows and trees, as well as trees within the site perimeters – especially in the south-eastern corner. These may contribute to the biodiversity and geodiversity connectivity of the wider neighbourhood area and should be maintained where possible.

Overall, **negative effects pre-mitigation** are concluded most likely at this stage. This reflects the allocation of a site that is partially BAP Priority Habitat, as well as the hedgerows and trees within the site.

Reduce the contribution to **climate change** made by activities within the neighbourhood area increase resilience to the potential effects of climate change

Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. However, this is a lower level of growth – so the increase in greenhouse gas emissions is less likely to be significant. Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the site is mostly at very low / no risk of flooding. Areas of low surface water flood risk are associated with the site boundaries, specifically to the east and west. It is anticipated this risk could largely be avoided by focusing development away from these areas.

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Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a low level of proposed growth and is at very low risk of fluvial and mostly low risk of surface water flood risk, **uncertain effects pre-mitigation** are concluded at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

The site is relatively accessible, connecting well with Main Road and the village centre and could deliver an additional 80 homes for the local community. However, development in this area would contribute to coalescence between Broomfield Village and the Chelmsford Urban Area and impact upon settlement identity in this respect. **Minor negative effects** would be expected pre- and post-mitigation.

Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

Whilst there are no historic environment features within the site boundaries, there is a Grade II listed building approximately 36m north of the site. However, it is uncertain whether development of this site will impact upon the asset and its setting, given there is vegetation that provides a level of screening. Taking a precautionary approach, the potential for **negative effects pre-mitigation** is identified at this stage.

Ensure the efficient and effective use of **land**.

Development could result in the loss of up to around 2.5ha of greenfield land in the south of the neighbourhood area, potentially encompassing some of the highest-quality agricultural land in the neighbourhood area. **Minor negative effects** are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Given this is a smaller site at the settlement edge, no significant effects in relation to mineral resources are considered likely.

Protect and improve **water quality** in the neighbourhood area.

The site does not intersect any waterbodies and **neutral effects** are considered likely.

Protect and enhance the character and quality of the immediate and surrounding **landscape**.

This site lies south of the village where development has the potential to contribute to coalescence between the Chelmsford Urban Area from Broomfield Village. The neighbourhood plan evidence also indicates that development in this area has the potential to affect key views (potentially No. 13 and 15). On this basis, and particularly considering the potential coalescence of settlement areas, the potential for **significant negative effects pre-mitigation** is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and reduce negative effects in this respect, however, any

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development at the site would contribute to coalescence, reducing the landscape gap between settlement areas, and residual negative effects are anticipated in this respect.

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Promote **sustainable transport** use and reduce the need to travel. This site connects with the south of the village, connecting with Main Road in the east around Broomfield Place. Bus stops are provided at Main Road. No public rights of way intersect the site and proposals for new cycle and footpath connections would be of benefit. With a lower capacity for housing (up to 80 homes), **minor negative effects** are concluded as likely pre-mitigation.

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## Site BNP3: Saxon Way



**Site size:** 6.15ha

**Capacity:** 80 homes

**Description:** Agricultural buildings and farmland.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is medium scale with a capacity for up to 80 homes, it connects to Main Road via Saxon Way. Bus connections are available along Main Road. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>minor negative effects pre-mitigation</b> is identified.
Protect and enhance <b>biodiversity</b> and geodiversity	This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. Additionally, it does not overlap with any BAP Priority Habitats, nor is it in proximity to any. It is noted that there are boundary hedgerows and trees, as well as trees within the site perimeters – especially in the southern extent of the site. These may contribute to the biodiversity and geodiversity connectivity of the wider neighbourhood area and should be maintained where possible. Overall, <b>neutral / no effects</b> are concluded most likely at this stage. This reflects the lack of biodiversity and geodiversity designations, and the distance from important habitats.
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. However, this is a lower level of growth – so the increase in greenhouse gas emissions is less likely to be significant. Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the site is mostly at very low / no risk of flooding. Areas of low-high surface water flood risk are associated with the western site boundary and a small area to the east of the site. It is anticipated this risk could largely be avoided by focusing development away from these areas. Overall, any level of growth in Broomfield will likely lead to an increase in CO <sub>2</sub> emissions. However, as this site has a low level of proposed growth and is at very low risk of fluvial and mostly low risk of surface water flood risk, <b>uncertain effects pre-mitigation</b> are concluded at this stage.



<p>Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving <b>accessibility</b>, anticipating future needs and specialist requirements, and supporting cohesive and <b>inclusive communities</b>.</p>	<p>This site relates more closely to the Chelmsford Urban Area in the south of the neighbourhood area and is relatively accessible off Saxon Way (which connects to Main Road). The site does lie entirely within the Green Wedge identified by the Local Plan however, recognising that this holds community values that extend the neighbourhood area. Develop could support the community with an additional 80 new homes and an in-keeping well-designed scheme could minimise its impact on settlement pattern. <b>Minor negative effects pre-mitigation</b> are considered likely (reflecting the need to mitigate the impact of any scheme on the setting of the Green Wedge).</p>
<p>Protect, conserve, and enhance the <b>historic environment</b> of the neighbourhood area and its surroundings.</p>	<p>This site is not located in proximity to any historic environment designations, nor does it sit within the setting of the Broomfield Conservation Area. Given this, it is unlikely development at this site will impact the historic environment of Broomfield. <b>Neutral / no effects</b> are concluded likely at this stage.</p>
<p>Ensure the efficient and effective use of <b>land</b>.</p>	<p>The site is just over 6ha of mixed greenfield and brownfield land, adjoining the settlement area in the south-east encompassing lower-quality agricultural land. Whilst <b>minor negative effects</b> are considered likely because of the loss of greenfield land, the inclusion of an area of brownfield land performs positively in respect of effective land use. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Given this is a smaller site at the settlement edge, no significant effects in relation to mineral resources are considered likely.</p>
<p>Protect and improve <b>water quality</b> in the neighbourhood area.</p>	<p>The site intersects minor waterbodies (tributaries, streams, etc.) but given existing policy protections and requirements, <b>neutral effects</b> are considered likely in relation to water quality.</p>
<p>Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b>.</p>	<p>The landscape in this area is not nationally protected, but locally the site falls predominantly within the Green Wedge identified by the Chelmsford Local Plan, and partially within the Chelmsford Urban Area Settlement Boundary. The neighbourhood plan evidence indicates that the site falls outside of the identified Valued Landscape areas and avoids the proposed Settlement Buffer. However, development has the potential to disturb identified key view No.12. On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key view and avoid negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge, and residual negative effects are considered likely in this respect.</p>

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Promote **sustainable transport** use and reduce the need to travel. This site connects with the Chelmsford Urban Area south of the village, connecting with Main Road via Saxon Way. Bus stops are provided at Main Road. No public rights of way intersect the site and proposals for new cycle and footpath connections would be of benefit. With a lower capacity for housing (up to 80 homes), **minor negative effects** are concluded as likely pre-mitigation.

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## Site BNP4: Land at Roselawn Farm



**Site size:** 19.9ha

**Capacity:** 600 (estimated capacity for purposes of SEA only)

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	-
Climate change	-
Community wellbeing	-
Historic environment	0
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	<p>The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 600 homes, it connects to Main Road via Saxon Way, where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>significant negative effects pre-mitigation</b> is identified.</p>
Protect and enhance <b>biodiversity</b> and geodiversity	<p>This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. However, it will require consultation with Natural England due to being within SSSI IRZs for the types of development likely to be brought forward.</p> <p>In terms of features present within or in proximity to the site, a significant part of the eastern and southern extents are coastal and floodplain grazing marsh BAP Priority Habitat. As such, allocating this site would result in the loss of an important habitat, which could adversely affect the biodiversity and geodiversity. This loss could reduce flora and fauna species in the neighbourhood area, and impact upon connectivity and the wider biodiversity network. In addition to this BAP Priority Habitat, there is boundary vegetation and trees within the perimeter, which are also likely to contribute to biodiversity connectivity in the neighbourhood area and further afield. These should be maintained and enhanced where possible.</p> <p>Overall, <b>negative effects pre-mitigation</b> are concluded most likely at this stage. This reflects the site being nearly entirely BAP Priority Habitat, and the impacts on connectivity taking this site forward could have.</p>
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. Given the size of the site, the potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO<sub>2</sub> emissions. Regarding flood risk, the majority of the site is within Flood Zone 1, with the eastern and southern site extents being</p>

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within Zone 2 and Flood Zone 3. This is linked to the presence of the River Chelmer. As such, these areas of the site are at risk of fluvial flooding; the rest of the site is at low risk of fluvial flooding. In terms of surface water flood risk, the eastern and southern extents of the site are at low to high risk of surface water flooding – again associated with the River Chelmer. The rest of the site is largely at low risk of surface water flooding, with small, isolated areas of low risk in the middle of the site. It is noted the northern site boundary is located adjacent to an area at low-high risk of surface water flooding.

Overall, any level of growth in Broomfield will likely lead to an increase in CO<sub>2</sub> emissions. However, as this site has a significant fluvial and surface flood risk, **significant negative effects pre-mitigation** are concluded most likely at this stage.

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Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving **accessibility**, anticipating future needs and specialist requirements, and supporting cohesive and **inclusive communities**.

This is a large site with a capacity to support the local community with an additional 600 homes. It lies wholly within the Green Wedge identified by the Local Plan, recognising that this holds community values that extend the neighbourhood area. Whilst the site adjoins the settlement edge in the west, the eastern extent of the site is less connected to the urban area – extending further into the Green Wedge. Proposals should seek to improve active travel connections between the site and the urban area, and if possible, extend bus routes to more accessible locations on-site. This will enhance the potential to create inclusive communities. Mitigation would be required to reduce the impact of development on the setting of the Green Wedge and improve accessibility, particularly considering future needs and more vulnerable members of communities. On this basis, the potential for **negative effects pre-mitigation** is identified.

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Protect, conserve, and enhance the **historic environment** of the neighbourhood area and its surroundings.

This site is not located in proximity to any historic environment designations, nor does it sit within the setting of the Broomfield Conservation Area.

Given this, it is unlikely development at this site will impact the historic environment of Broomfield. **Neutral / no effects** are concluded likely at this stage.

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Ensure the efficient and effective use of **land**.

The site is near 20ha of predominantly greenfield land (encompassing a small area of brownfield land), adjoining the settlement area in the south-east encompassing lower-quality agricultural land. Whilst **negative effects** are considered likely because of the loss of greenfield land, the inclusion of a small area of brownfield land performs positively in respect of effective land use. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required. Given this is a smaller site at the settlement edge,

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	no significant effects in relation to mineral resources are considered likely.
Protect and improve <b>water quality</b> in the neighbourhood area.	The site runs parallel to the River Chelmer in the east. Development proposals should include mitigation to reduce the potential for negative impacts on water quality. The potential for <b>negative effects pre-mitigation</b> is identified.
Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b> .	The landscape in this area is not nationally protected, but locally the site falls predominantly within the Green Wedge identified by the Chelmsford Local Plan, and partially within the Chelmsford Urban Area Settlement Boundary. The neighbourhood plan evidence indicates that the site falls outside of the identified Valued Landscape areas and avoids the proposed Settlement Buffer. However, development has the potential to disturb identified key view No.12. Given the extent of the site and potential scale of development, the potential for <b>significant negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key view and avoid negative effects in this respect. However, mitigation is only anticipated to reduce the significance of effects in relation to development within the Green Wedge, and residual negative effects are considered likely in this respect.
Promote <b>sustainable transport</b> use and reduce the need to travel.	This is a very large site with a capacity to deliver 600 homes. The western extent of the site connects with the existing settlement pattern with access to Main Road via Saxon Way and Gutters Lane. Bus connections are provided at Main Road. The site does not intersect any public rights of way. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity of the site and potential scale of development, <b>negative effects</b> are considered likely pre- and post-mitigation.

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## Site BNP5: Land at Patching Hall Lane



**Site size:** 8.46ha

**Capacity:** 171 homes

**Description:** Agricultural land.

Key			
Likely adverse effect (without mitigation measures)	-	Likely positive effect	+
Neutral/no effect	0	Uncertain effect	?

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change	?
Community wellbeing	-
Historic environment	?
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

SEA objective	Commentary
Support objectives to improve <b>air quality</b> within and surrounding the neighbourhood area and minimise sources of NO <sub>2</sub> .	The main issue in relation to air quality, is the potential for development proposals to impact the nearby AQMA at Chelmsford. It is likely that future residents will travel to Chelmsford to access a wider range of goods, services, and employment opportunities. The scale of development at this site is a relevant consideration, along with its connectivity and potential to promote more sustainable modes of transport and access to Chelmsford. In this respect, the site is large-scale with a capacity for over 150 homes, it connects to Patching Hall Lane where bus services are currently provided. Active transport and bus services are available, but additional provisions would be required to generate a modal shift in this area (with current residents making most of their journeys by car). On this basis, the potential for <b>negative effects pre-mitigation</b> is identified.
Protect and enhance <b>biodiversity</b> and geodiversity	This site does not overlap with any internationally or nationally designated sites for biodiversity or geodiversity. Additionally, it does not overlap with any BAP Priority Habitats, nor is it in proximity to any. It is noted that there is a level of boundary vegetation on the site perimeters – however, these are not consistent and cohesive. As such, it is unlikely these significantly contribute to biodiversity connectivity in the neighbourhood area. Overall, <b>neutral / no effects</b> are concluded most likely at this stage. This reflects the lack of biodiversity and geodiversity designations, and the distance from important habitats.
Reduce the contribution to <b>climate change</b> made by activities within the neighbourhood area increase resilience to the potential effects of climate change	Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Broomfield, as well as an intensification of use at this site. The potential increase in greenhouse gas emissions is likely to contribute to local climate change impacts through increasing CO <sub>2</sub> emissions. Regarding flood risk, the site is wholly within Flood Zone 1 and as such is at low risk of fluvial flooding. In terms of surface water flood risk, the majority of the site is at very low / no risk of surface water flooding. Areas at low-high risk of surface water flooding are largely concentrated on the northern site boundary and in the south-east corner by existing development. There is also an isolated area in the middle of the site that poses a surface water flood risk. It is likely areas at higher risk of surface water flooding could be avoided through development. Overall, any level of growth in Broomfield will likely lead to an increase in CO <sub>2</sub> emissions. However, as this site has a lower level of proposed growth and is at no risk of fluvial flooding and a limited risk of surface water flooding,



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**uncertain effects pre-mitigation** are concluded at this stage.

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<p>Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving <b>accessibility</b>, anticipating future needs and specialist requirements, and supporting cohesive and <b>inclusive communities</b>.</p>	<p>The site relates predominantly to the Chelmsford Urban Area, and development has the potential to deliver an additional 170 homes for the local community. However, development would contribute to coalescence between Broomfield Village and the Chelmsford Urban Area, on this basis the potential for <b>minor negative effects pre-mitigation</b> is identified. The site is relatively accessible, and development at this scale could ultimately support residents with new recreational opportunities. Overall effects would be largely dependent upon the layout and design of development.</p>
<p>Protect, conserve, and enhance the <b>historic environment</b> of the neighbourhood area and its surroundings.</p>	<p>This site is within approximately 39m north-west of a Grade II listed building. However, it is likely development of this site would be screened from this feature. This is due to a level of existing development between the designation and this site. Given this, <b>uncertain effects pre-mitigation</b> are concluded for this site. This reflects the uncertainty around the level and effectiveness of the existing screening.</p>
<p>Ensure the efficient and effective use of <b>land</b>.</p>	<p>The site is near 8.5ha of greenfield land, located in the west of the neighbourhood area and encompassing some of the highest-quality agricultural land in the neighbourhood area. <b>Negative effects</b> are considered likely pre- and post-mitigation. The neighbourhood area lies within a Minerals Safeguarding Area and consultation with the minerals authority would be required.</p>
<p>Protect and improve <b>water quality</b> in the neighbourhood area.</p>	<p>The site does not intersect any waterbodies and <b>neutral effects</b> are considered likely.</p>
<p>Protect and enhance the character and quality of the immediate and surrounding <b>landscape</b>.</p>	<p>This site lies to the west of the Chelmsford Urban Area in the south of the neighbourhood area. Development would ultimately relate more to the Chelmsford Urban Area than the village. The neighbourhood plan evidence also indicates that development in this area has the potential to affect key view No. 22. On this basis, the potential for <b>negative effects pre-mitigation</b> is identified. It is recognised that a carefully designed scheme could retain and protect the identified key views and reduce negative effects in this respect.</p>
<p>Promote <b>sustainable transport</b> use and reduce the need to travel.</p>	<p>This is a large site with a capacity to deliver over 150 homes. The site connects with the Chelmsford Urban Area in the south with access to Patching Hall Lane. Bus connections are provided at Patching Hall Lane and Woodhall Road. The site contains a public right of way that would need to be retained in development. New cycle and footpaths in proposals for the site would be of benefit. Given the capacity</p>

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of the site and potential scale of development, **negative effects** are considered likely pre- and post-mitigation.

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