

**TP002**

# **Chelmsford Local Plan**

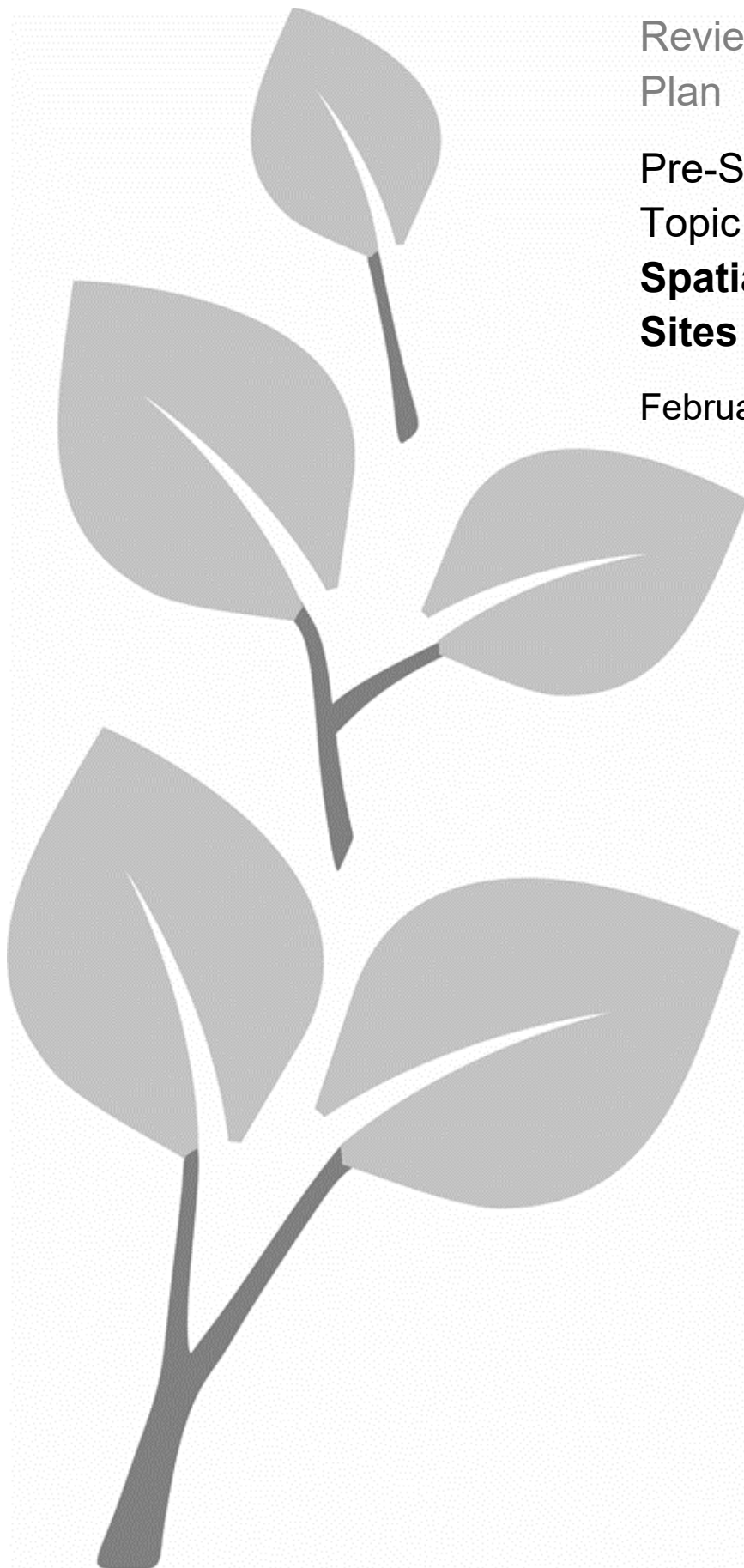
Review of the adopted Local Plan

Pre-Submission (Regulation 19)

Topic Paper:

## **Spatial Strategy and Strategic Sites**

February 2025



## 1. Purpose

- 1.1. This Topic Paper is one of a number produced by Chelmsford City Council to set out how the review of the Local Plan has been developed. Topic papers have been refreshed and updated at each stage of the Local Plan Review process to ensure the latest information/position is available. This Topic Paper draws together the steps, processes, and evidence that have guided and informed the formulation of the Spatial Strategy and the selection of strategic development sites for the Pre-Submission (Regulation 19) document. It builds on a Preferred Options Topic Paper, published in May 2024 (Attached at Appendix 1).
- 1.2. The intention of the Topic Papers is to provide background information; they do not contain any policies, proposals or site allocations. Topic Papers form part of the Local Plan evidence base which will be submitted alongside the Local Plan for independent examination.
- 1.3. This Topic Paper provides background information and context of how the Pre-Submission Local Plan has been formulated. This Topic Paper should be read alongside the other Pre-Submission Topic Papers, in particular relating to housing and employment.
- 1.4. It covers the following areas:
  - Development needs and reasonable alternatives
  - Land supply, constraints and opportunities
  - Strategic Priorities, Vision and Spatial Principles
  - Spatial Strategy
  - Strategic Growth and Growth Sites, and reasonable alternatives
  - Conclusions.
- 1.5. The main issues covered by this Topic Paper are:

**Strategic Priority 1 – Addressing the Climate and Ecological Emergency; and Strategic Policy S2 – Addressing climate change and flood risk**

- Through the location of development allocations particularly in encouraging sustainable and active travel and minimising flood risk

**Strategic Priority 2 – Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks; and Strategic Policy S4 – Conserving and enhancing the historic environment; and Strategic Policy S4 – Conserving and enhancing the natural environment**

- Through locating development to protect and enhance environmental and heritage assets, and minimise the loss of the best and most versatile agricultural land

**Strategic Priority 4 – Ensuring sustainable patterns of development and protecting the Green Belt; and**

**Strategic Policy S11 – The role of the countryside**

- Through promoting the use of previously developed land, accommodating some of the housing requirement on small sites of 1ha or less, and focusing development in settlements outside the Green Belt.

**Strategic Priority 5 – Meeting the needs for new homes; and  
Strategic Policy S6 – Housing and employment requirements**

- Through ensuring the site allocations deliver the identified housing and employment needs for the period to 2041.

**Strategic Priority 6 – Fostering growth and investment and providing new jobs; and  
Strategic Policy S8 – Delivering economic growth**

- Through ensuring site allocations can deliver the identified employment needs for the period to 2041.

**Strategic Priority 8 – Delivering new and improved strategic and local infrastructure;  
and**

**Strategic Policy S9 – Infrastructure requirements; and  
Strategic Policy S10 – Securing Infrastructure and impact mitigation**

- Through locating development to use existing infrastructure and bring forward new provision to support development proposals.

## 2. Background

- 2.1. The Council has developed a Spatial Strategy that seeks to meet development needs in line with Government policy and to meet the Vision, Spatial Priorities and Strategic Objectives of the Preferred Options Local Plan. Overall, the Pre-Submission Local Plan proposes to deliver significant new housing and employment growth alongside new community facilities and supporting infrastructure in particular through the strategic site allocations. In addition, the Pre-Submission Local Plan proposes to safeguard the area's environment and valued landscapes, and ensure new development is well designed and adapts to climate change.
- 2.2. The Spatial Strategy will provide a sustainable approach to development in Chelmsford's area. It has been tested during the preparation of the Preferred Options Local Plan and is supported by a comprehensive evidence base.
- 2.3. Chelmsford's population is continuing to grow and is predicted to increase by 20,800 – from 181,500 in 2021 to 202,300 by 2041 (ONS Census 2021). Over a similar period, the number of households is expected to increase by 631 a year from around 76,000 in 2022 to around 88,000 in 2041 (Strategic Housing Needs Assessment 2023).
- 2.4. The Pre-Submission Local Plan will reach Regulation 19 publication (pre-submission stage) on 4 February 2024 with a housing requirement of 1,210 dpa which exceeds the minimum 80% requirement in para. 234a of the 2024 National Planning Policy Framework (NPPF) enabling the Local Plan to proceed under the NPPF transitional arrangements. The overall provision within the Plan period is a minimum of 22,990 new homes a year, including adopted Local Plan allocations, sites with planning permission, and an allowance for windfall sites. The Pre-Submission Local Plan will also maintain a five-year housing land supply.
- 2.5. This significant population and housing growth means that Chelmsford also needs to ensure that there is an appropriate quantity and range of employment land to enable the local economy to function efficiently. The Local Plan allocates 162,646sqm of new employment floorspace to accommodate economic growth and employment requirements. The Council will monitor employment growth alongside housing delivery to ensure that employment space broadly matches the future growth of Chelmsford's future resident workforce.

### 3. Pre-Submission

#### Policy Context

- 3.1. All policies in the Local Plan must be positively prepared, justified, effective and consistent with national policy. The National Planning Policy Framework (NPPF) sets out the overarching planning policy framework, supported by the National Planning Practice Guidance (PPG).
- 3.2. The adopted Local Plan was examined under the 2012 National Planning Policy Framework (NPPF).
- 3.3. The Pre-Submission (Regulation 19) Local Plan has been considered against the requirements of more recent national planning policy and guidance including the 2023 NPPF. After consultation in the summer of 2024, the Government published the current version of the National Planning Policy Framework (NPPF) on 12 December 2024. It provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system, such as Chelmsford. The Pre-Submission (Regulation 19) Local Plan will meet the transition arrangements and will therefore be examined under the December 2023 NPPF.
- 3.4. Chapter 5 of the 2023 NPPF (Delivering a sufficient supply of homes) states that planning policies should have a clear understanding of the land available in their area, to enable identification of a sufficient supply and mix of sites taking into account their availability, likely economic viability, and central to this Topic Paper, suitability.
- 3.5. This includes planning for large scale development such as new settlements or significant extensions to existing villages or towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Such large-scale allocations should take consideration of opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains. They should also ensure that their size and location will support a sustainable community with access to services and employment opportunities. Quality is also a key factor, through the use of Garden City principles, masterplans and design guides or codes.
- 3.6. Small and medium sized sites, including sites of up to a hectare, can also make an important contribution to meeting an area's housing requirement, with shorter timescales for delivery.
- 3.7. Chapter 6 of the 2023 NPPF (Building a strong, competitive economy) sets out the need for Local Plans to identify strategic sites for local and inward investment to meet anticipated needs over the plan period.

#### National Policy Guidance

- 3.8. All relevant national planning policy and guidance has been considered in the Pre-Submission (Regulation 19) Local Plan.
  - Relevant paragraphs of the NPPF (2023) have informed the Spatial Strategy including: Identifying a sufficient supply and mix of sites for homes (para. 69)
  - Enabling the sustainable growth and expansion of all types of business in rural areas (para. 88)
  - Focusing significant development on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (para. 109)

- Protecting Green Belt land (Section 13).

3.9. The NPPF is supported by a series of Planning Policy Guidance (PPG) on a range of subjects. The most significant PPG documents relating to the Spatial Strategy are:

[Plan-making \(October 2024\)](#)

Covers plan-making including sustainability appraisal, evidence required across a number of topics, planning for large scale developments, and duty to co-operate matters.

[Housing Supply and Delivery \(February 2024\)](#); and  
[Housing and Economic Land Availability Assessment \(July 2019\)](#)

Sets out guidance on identifying sites, development potential and consideration factors, type of development, anticipated delivery trajectory, and how this provides evidence for a 5-year housing supply.

[Flood risk and coastal change \(August 2022\)](#)

Includes how to take flood risk into account when preparing local plans.

[Neighbourhood Planning \(September 2020\)](#)

Tools for communities to shape growth and development of their area; includes setting a housing requirement figure for designated Neighbourhood Plan areas.

## Local Policy

### *Current policy*

- 3.10. The adopted Spatial Strategy (Strategic Policy S7) sets out the scale and distribution of development across Chelmsford in the plan period to 2036. The Spatial Strategy is based on evidence including national planning policy, the Strategic Priorities, Vision and Spatial Principles, environmental constraints and availability and viability of land for development.
- 3.11. Strategic Policy S7 focuses housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Services Settlements outside the Green Belt.
- 3.12. The adopted policy sets out a need for 10,779 new homes, 10 Traveller Pitches, 24 Travelling Showpeople Plots, 55,000sqm of office/business space, and 13,400sqm of food retail to 2036. These were allocated in three Growth Areas across 41 sites.

## Duty to Co-operate

- 3.13. The Council is committed to co-operating with other bodies on strategic planning matters. The [Duty to Co-operate Strategy](#) was reviewed and adopted in January 2022.
- 3.14. The Council has made every effort to seek co-operation on cross-boundary and strategic planning matters in a focused, positive and structured way. These discussions have helped to formulate the Pre-Submission Plan, and we will continue to engage positively with the prescribed bodies as the plan progresses and on its implementation once adopted.

- 3.15. We will also continue to work constructively with nearby planning authorities on their own local plan preparation. Early engagement and demonstrating co-operation both with neighbours and the prescribed bodies through Statements of Common Ground are key to meeting the legal duty to co-operate.
- 3.16. The strategic matters for the Review of the Adopted Local Plan are identified as follows:
- Delivering homes for all including Gypsy and Traveller accommodation
  - Jobs and economy including green employment and regeneration
  - Retail, leisure, and cultural development
  - Sustainable transport, highways and active travel
  - Climate change action and mitigation including flood risk and zero carbon
  - Natural and historic environment including increased biodiversity and green/blue/wild spaces and connectivity of ecological networks
  - Community infrastructure including education, health and community facilities
  - Utility infrastructure including communications, waste, water and energy
  - London Stansted Airport future airspace redesign.
- 3.17. In some cases, discussion on strategic matters will continue through existing joint working arrangements. We will also arrange further joint Officer and Member meetings, technical stakeholder meetings and keep Statements of Common Ground up to date as the plan progresses. Details of ongoing activity is contained in the [Duty to Co-operate Position Statement](#) (December 2024).
- 3.18. Comments to the Preferred Options consultation were received from 17 Duty to Co-operate bodies and specific consultees including neighbouring LPAs, Essex County Council (ECC), Historic England, Environment Agency, Highways England, and the Mid and South Essex Integrated Care Board.
- 3.19. Comments were mainly supportive of the key Plan elements including the Vision, Strategic Priorities, Spatial Principles, Spatial Strategy, and Development Management policies. Detailed comments have influenced amendments to the Pre-Submission Local Plan including in relation to accessible greenspace and natural habitats, addressing recreational pressure on Sites of Special Scientific Interest, water efficiency targets, and changes for consistency and clarity.
- 3.20. The majority of comments from key bodies related to detail of Strategic and Development Management policies, rather than to the Spatial Strategy itself. However, the following joint working projects have been taken into account in formulating the Spatial Strategy. The outputs form part of the Pre-Submission Local Plan evidence base, and are listed at para. 3.48.
- 3.21. Transport modelling – CCC has worked with ECC, as the local Highway and Transportation Authority, to prepare the transport evidence base which has also been informed by discussions with National Highways. An impact appraisal of the three Spatial Approaches tested at Issues and Options stage of the review of the Local Plan (listed below) showed that Spatial Approach 1 would be likely to have a broader but less pronounced impact on the overall road network; and that Spatial Approach 2 would have the smallest overall network impact, although with greater impact on the A12 corridor. Spatial Approach 3 would have the greatest impact on the local and strategic road network, and on cross-boundary impact. These results were used to inform the development of the Spatial Strategy and contributed to the selection of sites. Further details can be found in the Transport Topic Paper.

- Spatial Approach 1 - Growing the existing strategy
- Spatial Approach 2 - Exploring a new settlement and employment locations
- Spatial Approach 3 - Exploring growth along transport corridors

- 3.22. Strategic Flood Risk Assessment (SFRA) – CCC has worked with the Environment Agency and engaged with other LPAs and the Lead Flood Authority to ensure up to date evidence has been used to ensure development allocations are located in the areas of lowest risk. The outputs of the SFRA have helped to determine site boundaries and layout, for example at Strategic Growth Site 16a, where development boundaries are situated away from flood risk areas and land is identified for recreation or landscape use in areas with a higher flood risk. Further details can be found in the Natural Environment Topic Paper.
- 3.23. Water Cycle Study – regular consultation with the Environment Agency was undertaken throughout the scoping stage and detailed Water Cycle Study reports. A conclusion that further demand could cause significant wastewater treatment and sewerage capacity issues at the Great Leighs Water Recycling Centre formed part of the reason for rejecting alternative development locations to the south of Great Leighs. Further details can be found in the Natural Environment Topic Paper.
- 3.24. Chelmsford Gypsy and Traveller Accommodation Assessment 2024 – the Council alongside the other Essex local authorities undertook an updated Gypsy and Traveller Accommodation Assessment. The revised figures have been used in formulating the Gypsy and Traveller Accommodation requirement which has influenced the distribution of the provision across Strategic Growth Sites allocated in the Pre-Submission Local Plan. Further details can be found in the Housing Topic Paper.

### Integrated Impact Assessment

- 3.25. The Council is carrying out an ongoing Integrated Impact Assessment (IIA) as the Review of the Local Plan develops.
- 3.26. The IIA assesses the following aspects of sustainable development:
- Sustainability Appraisal (SA)
  - Strategic Environmental Assessment (SEA)
  - Habitats Regulations Assessment (HRA)
  - Health Impact Assessment (HIA)
  - Equality Impact Assessment (EqIA)
- 3.27. The SA, SEA and HRA are a requirement of national policy. The EqIA and HIA are voluntary, but the Council believes they will help to provide a complete picture of the sustainability of the Pre-Submission Local Plan.

### SA/SEA

- 3.28. The IIA identifies the key sustainability issues for the Pre-Submission Local Plan, which feed into a framework against which proposals are assessed. It covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives. It has been used at each stage of the Review, and has been subject to separate consultation, as follows:

1. Scoping Report
2. Issues and Options
3. Preferred Options
4. Pre-Submission – Current Stage
5. Adoption – Future Stage.

3.29. The key sustainability issues and Appraisal Framework Objectives relating to this Topic Paper are:

*Table 1: IIA Framework Objectives*

Key sustainability issue	Appraisal Framework Objective
Population and community	2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes. 3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone. 4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.
Land use, geology and soils	7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.
Water	8. Water: To conserve and enhance water quality and resources. 9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.
Climate change	11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.
Cultural heritage	13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.
Landscape and townscape	14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

The Pre-Submission IIA report identifies a range of effects on the key parts of the Local Plan. The conclusions of the assessment for the following parts of the Spatial Strategy and Strategic Sites are included within Section 4 below.

- Development needs
- Land supply, constraints and opportunities



- Strategic Priorities, Vision and Spatial Principles
- Spatial Approaches
- Spatial Strategy
- Strategic Growth and Growth Sites

3.30. Section 4 also includes any reasonable alternatives considered in developing the above elements of the Local Plan and the reasons for rejecting them. These are covered in detail in Section 5 of the Preferred Options IIA Report.

3.31. The review of the Local Plan has considered a range of other alternative strategies and options, through the Integrated Impact Assessment process and through technical evidence base testing, before deciding on the policies and sites in the Pre-Submission Local Plan. This has included the assessment of different Spatial Strategy options, higher and lower growth requirements and different housing and employment development sites including:

- Lower housing growth of 955 dwellings per year based on the Strategic Housing Needs Assessment 2023
- Transitional growth of 1,206 dwellings per year based on the Standard Method figure at December 2023
- Higher housing growth of 1,406 dwellings per year based on the proposed revised Standard Method in the July 2024 NPPF consultation document
- Not having a Spatial Strategy
- Development growth in the Green Belt
- Development growth in the Green Wedge
- Alternative Spatial Strategies including:
  - Expanding the existing development allocations within the adopted Spatial Strategy with further expansion of North East Chelmsford (Chelmsford Garden Community)
  - Growth along transport corridors at Chatham Green, Boreham, Howe Green and Rettendon
  - Employment development at Howe Green (Junction 17 of the A12)
  - Other Key Service and Service Settlements outside the Green Belt.

3.32. In view of the approach taken to assess reasonable alternatives, the Pre-Submission Local Plan is considered justified. The Preferred Options Local Plan Consultation Document included more details of the alternatives considered above alongside the preferred policies. Given that the Pre-Submission Local Plan represents the final version of the plan which the Council intends to adopt, these have been removed.

3.33. Section 9 of the Pre-Submission IIA includes recommendations which have been considered as part of further refinement of the Pre-Submission Local Plan. These do not relate specifically to the Spatial Strategy or Strategic Sites. Additional text has been added to the introduction to the Spatial Principles and the introduction to the Development Management policies to demonstrate that the policies contribute towards delivering the Council's response to the climate change and ecological emergency, their focus on health and wellbeing, and securing green infrastructure.

#### **Habitats Regulations Assessment (HRA)**

3.34. The HRA is contained within Appendix N of the Pre-Submission IIA. Overall, the HRA has concluded that most aspects of the plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways.

### Equality Impact Assessment (EqIA)

- 3.35. The EqIA is contained within Appendix H of the Pre-Submission IIA. The EqIA results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the EqIA (notably in relation to housing, service, employment and greenspace provision) and no recommendations for changes or additions to policy are identified at this stage.

### Health Impact Assessment (HIA)

- 3.36. The HIA is contained within Appendix I of the Pre-Submission IIA. The HIA results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the HIA and no recommendations for changes or additions to policy are identified at this stage.

### Evidence base

- 3.37. In accordance with the requirements of the NPPF, policies and their requirements should be based on up-to-date evidence.
- 3.38. In addition to the IIA, the following documents are of particular relevance to the Spatial Strategy and Strategic Site allocations and support the Pre-Submission Local Plan. Evidence base documents are available online via [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)

Table 2: Relevant Evidence Base documents

Document	Summary
<a href="#">AH002 Housing Capacity in Chelmsford City Centre and Urban Area 2024</a>	An assessment of capacity for residential development in the City Centre and urban area addressing completed allocated sites, sites to be retained in the review of the adopted Local Plan, Strategic Housing and Employment Land Availability Assessment and other potential sites.
<a href="#">AH003 Chelmsford Gypsy and Traveller Accommodation Assessment 2024</a>	An assessment of the accommodation needs of Gypsy and Travellers for the plan period 2023 – 2041.
<a href="#">CC001: Strategic Flood Risk Assessment 2024 (Level 1)</a> <a href="#">CC010: Chelmsford Level 2 Strategic Flood Risk Assessment 2024</a>	A comprehensive study of flood risk issues from fluvial (rivers), sea (coastal) and surface water sources, informing constraints for site choices.
<a href="#">CC002: Water Cycle Study, Scoping 2024</a> <a href="#">CC003: Water Cycle Study, Stage 2 2024</a>	The scoping study assesses three spatial strategies following the Issues and Options consultation document. It considers whether the proposed growth can be accommodated by the water and wastewater infrastructure, and wider water environment. The study has been used to develop the Preferred Spatial Strategy.

<p><a href="#">CC012: Sequential and Exception Tests of Preferred Options Site Allocations 2024</a>  <a href="#">CC013L Sequential and Exception Test Focused Update 2024</a></p>	<p>Flood sequential and exceptions tests which have been undertaken to ensure adopted/allocated sites and new sites address flood risk and safety matters.</p>
<p><a href="#">DTC002: Duty to Co-operate Position Statement 2024</a></p>	<p>Updates on Duty to Co-operate activity, past and planned, for all consultation stages of the review of the Adopted Local Plan.</p>
<p><a href="#">OSP003: Preferred Options Local Plan Form and Contents Checklist 2024</a></p>	<p>Compares the PO Local Plan against key requirements of the NPPF.</p>
<p><a href="#">SHELAA Autumn 2024</a></p>	<p>The Strategic Housing and Employment Land Availability Assessment includes several different documents that explain the methodology and assessment criteria used, as well of the assessment outputs of each site.</p>
<p><a href="#">IO003 Issues and Options Consultation Document You Said We Did Feedback Report, May 2024</a></p>	<p>This report sets out the consultation feedback received on the Issues and Options document and how the comments have been taken into consideration alongside the plan evidence base when preparing the Preferred Options Local Plan.</p>
<p><a href="#">PO005 Preferred Options Consultation Document You Said We Did Feedback Report, February 2025</a></p>	<p>This report sets out a summary of the preferred options consultation and representations received. It also summarises how the Pre-Submission (Regulation 19) Local Plan has been informed by the representations received and recent evidence base studies.</p>
<p><a href="#">IIA001 Integrated Impact Assessment Scoping Report 2022</a>  <a href="#">IIA002: Integrated Impact Assessment Issues and Options 2022</a>  <a href="#">IIA005: Integrated Impact Assessment Preferred Options (May 2024)</a>  <a href="#">IIA007: Integrated Impact Assessment Pre-Submission 2024</a></p>	<p>The Integrated Impact Assessment (IIA) brings together a Sustainability Appraisal (SA), a Strategic Environmental Assessment (SEA), a Health Impact Assessment (HIA), an Equalities Impact Assessment (EqIA) and a Habitats Regulations Assessment (HRA) to assess the socio-economic and environmental effects of the Local Plan. The first stage of the IIA process involved consultation on a Scoping Report on the proposed approach to the assessment of the Review of the Adopted Local Plan. The Issues and Options stage and the Preferred Options stage of the Local Plan were both subject to public consultation and accompanied by IIA Reports. The findings of the IIA Reports, together with consultation responses and other evidence base work, were used to help refine the Pre-Submission (Regulation 19) Local Plan, for which a further IIA stage has been undertaken.</p>
<p><a href="#">IIA004: Integrated Impact Assessment Feedback Report Issues and Options 2023</a></p>	<p>These reports provide a record of the responses received to the IIA Report including the approach to the HRA. The responses were taken into account by the Council in preparing the next</p>

<a href="#">IIA006: Integrated Impact Assessment Preferred Options Feedback Report 2024</a>	stages (Preferred Options and Pre-Submission) of the Local Plan Review and undertaking the associated IIA.
<a href="#">OSP003: Preferred Options Local Plan Form and Contents Checklist 2024</a>	Compares the Preferred Options Local Plan (Regulation 18) against key requirements of the December 2023 NPPF.
<a href="#">OSP005: Pre-Submission Local Plan Form and Contents Checklist 2025</a>	Compares the Pre-Submission (Regulation 19) Local Plan against key requirement of the December 2023 NPPF.
<a href="#">PL002: Parish Audit Update 2024</a>	Assessment of key services, facilities and accessibility across villages/parishes in the City Council's area.
<a href="#">PL003: Urban Area and Defined Settlement Boundary Review 2024</a>	Review of the extent of built-up areas used to contain settlements and determine where specific planning policies apply.
<a href="#">T002: Transport Impact of Preferred Spatial Approach 2024</a>	Modelling methodology and findings of traffic impact of the spatial approach, specifically additional development.

### Previous Consultation Feedback

- 3.39. The Pre-Submission Local Plan has been prepared following two public consultations - the Issues and Options consultation in 2022 and the Preferred Options consultation in 2024. The Issues and Options 'You Said We Did' Feedback Report and the Preferred Options 'You Said We Did' Feedback Report set out the main issues raised in the representations received and a summary of how the subsequent plan has been informed by the comments and the plan evidence base.
- 3.40. Main issues raised in the consultation responses to the Issues and Options Local Plan are summarised in the Preferred Options Topic Paper (attached at Appendix 1).
- 3.41. Main issues raised in the consultation responses to the Preferred Options Local Plan Consultation Documents, relating to the Spatial Strategy and strategic sites, are summarised below:

#### *Strategic Priorities:*

- Support for the preferred Strategic Priorities including new Strategic Priorities 1 and 2
- Detailed wording amendments proposed including strengthening the emphasis on addressing climate change and on meeting housing needs in full
- References to some other strategies and plans are proposed including the Essex Local Nature Recovery Strategy and the Council's Plan for Improving Rivers and Waterways
- Some call for a review of the Green Belt to identify sites which may be more suitable for development and to provide a more balanced/sustainable Spatial Strategy.

*Vision:*

- Overall support for the Vision
- Requests for more explanation on how the Vision bullet points relate to the Vision and will be used in future decision making
- Detailed wording amendments proposed to the Vision bullet points including adding references to multifunctional green/blue infrastructure and Biodiversity Net Gain
- Additional bullet points proposed including around supporting rural areas and rural tranquillity
- Some comments suggesting that Hammonds Farm is contrary to the Vision.

Limited changes have been made to the Vision in the Pre-Submission Local Plan mainly to address the preferred options consultation responses including expanding the types of infrastructure and facilities that will be provided alongside new residential development.

*Spatial Principles:*

- Good level of general support
- Some developers consider there should be a Green Belt review to identify sustainable development opportunities in this area
- Some developers call for more development to be focused on lower order settlements
- Detailed wording amendments, and an additional principle proposed around integrating strategic green infrastructure with ecological networks and the wider landscape.

There have been minor updates to the Spatial Principles in the Pre-Submission Local Plan, largely for clarification.

*Strategic Policies for how future development growth will be accommodated:*

- Mix of support and opposition to Development Requirements (Policy S6) and the Spatial Strategy (Policy S7)
- Adjustments requested to the Settlement Hierarchy
- Objections to some site allocations in particular, Hammonds Farm (SGS16a) and Junction 18 A12 Employment Area (SGS16b) and calls for their removal/replacement. There is also limited support for these development proposals
- Concerns that the Spatial Strategy is too reliant on larger strategic sites and that a sufficient range of reasonable alternative approaches and site options have not been considered.

*Site allocation policies for new development growth:*

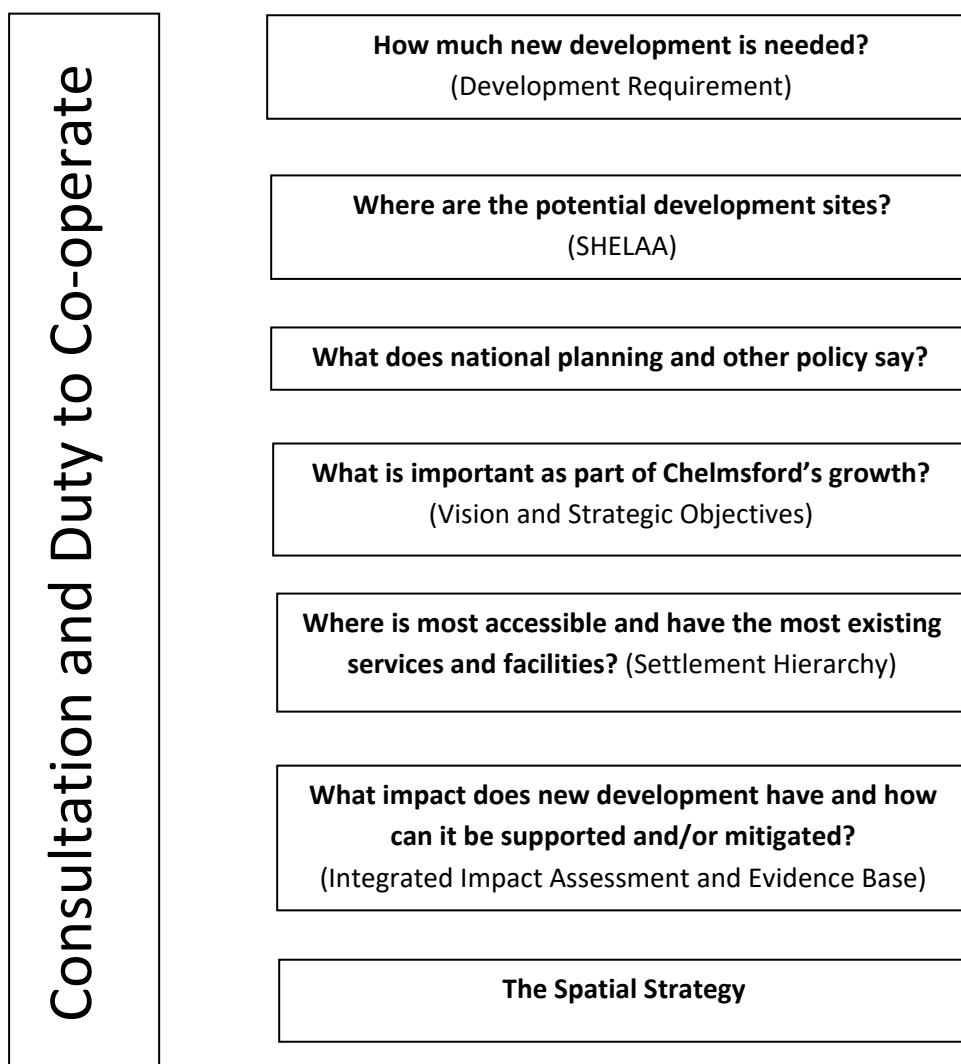
- Support for site allocations and development on brownfield land, but some public opposition to removal of car parks to allow for development in Chelmsford Urban Area
- Objections to some other site allocations in particular Waltham Road Employment Area (GS9a), Land at Kingsgate, Bicknacre (GS11b) and Land West of Barbrook Way, Bicknacre (GS11c) for multiple reasons
- Detailed wording changes proposed to expand, amend, clarify and update site policies including in relation to active travel, green infrastructure, waste water, heritage and flood risk
- Many developers propose alternative development land and sites including within the Green Belt and Green Wedge.

One additional site has been included within the previously developed sites in the Chelmsford Urban Area for the Pre-Submission Local Plan, and a small number of sites have been removed (see para. 4.71, 4.80, 4.89).

3.42. The 'You Said We Did' Feedback Reports provides a greater detail of the comments made and how they have been considered, available via [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review).

## 4. Developing the Spatial Strategy

4.1. The Council has employed the following approach to formulating its Spatial Strategy:



- 4.2. The Pre-Submission Local Plan continues to include policies for new housing and employment development which comprise either:
- Strategic growth sites (100 or more homes)
  - Growth sites (less than 100 homes)
  - Employment sites
  - A Gypsy and Traveller Site, or
  - A Travelling Showpeople site.
- 4.3. These form part of a suite of strategic policies that meet the NPPF requirements for defining which policies are strategic policies, alongside the non-strategic development management policies.
- 4.4. These are contained within, or are linked to, the following parts of the Pre-Submission Local Plan:
- |                                       |                     |
|---------------------------------------|---------------------|
| • Our Strategic Priorities            | Chapter 3           |
| • Vision for Chelmsford               | Chapter 4           |
| • Spatial Principles                  | Strategic Policy S1 |
| • Housing and employment requirements | Strategic Policy S6 |
| • The Spatial Strategy                | Strategic Policy S7 |
| • Delivering Economic Growth          | Strategic Policy S8 |

### Development Needs

- 4.5. The review of the adopted Local Plan has considered the status of the adopted Spatial Strategy and reviewed what additional housing and employment allocations are needed to take the Plan to 2041, with accompanying community and social facilities, as well as the new corporate priorities and strategies of the Council. This includes:
- Future housing needs, as set out in the Housing Topic Paper
  - Future employment needs, as informed by the Employment Topic Paper
  - Performance of the adopted Spatial Strategy in delivering allocated development, as set out in the latest [Annual Monitoring Report](#)
  - New Council priorities set out in [Our Chelmsford, Our Plan](#), alongside the declaration of a [housing crisis](#), and the [climate emergency declaration and action plan](#).
- 4.6. The amount and type of housing and employment development provides the starting point for the formulation of the Spatial Strategy. The housing and employment requirements for the Local Plan review to 2041 are contained in Strategic Policy S6, with further explanation of how the figures have been derived in the Housing Topic Paper and the Employment Topic Paper (available at [www.chelmsford.gov.uk/lp-review](http://www.chelmsford.gov.uk/lp-review)).

## **Housing**

- 4.7. The strategic housing requirements are set out in Strategic Policy S6. The policy makes provision for a minimum of 22,990 new homes equating to 1,210 net new dwellings per annum (dpa). When considering the most recent housing supply monitoring data from April 2024, the residual new Local Plan housing allocation requirement has increased to 4,233 new homes. The housing supply is summarised below:

*Table 3: Housing supply*

<b>Housing supply as at 2022/23 base date</b>	<b>Net new homes</b>
Completions 2022-2023	1,837
Sites with planning permission (excludes existing Local Plan allocations)	3,016
Existing Local Plan allocations	11,867
Pre-Submission Local Plan Allocations	4,233
Windfall allowance (2027-2041)	2,373
<b>TOTAL SUPPLY</b>	<b>23,326</b>

### **Pre-Submission IIA Report**

- 4.8. The IIA concludes that the approach would meet in full, and exceed, the assessed housing requirement for the Chelmsford City Area over the plan period. This is in accordance with the objective of the National Planning Policy Framework (NPPF) to boost housing supply.
- 4.9. The approach would help to stimulate economic growth through the provision of a workforce as well as consumers. Development proposals are typically careful to ensure homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in- or out-commuting and ensure a degree of self-containment. Whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.
- 4.10. The negative (and uncertain) effects identified across a range of the IIA Objectives reflects the potential for housing growth to result in adverse environmental impacts. These potential effects will require further consideration in the identification of site allocations and development of policies for the Local Plan and in this regard, there is the potential for new housing to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes. More detail can be found at Section 5.3 of the Pre-Submission IIA.

### **Alternatives considered**

- 4.11. Alternative levels of housing growth were explored as part of the Pre-Submission IIA, in terms of lower growth based on the previous Standard Method and the Strategic Housing Needs Assessment (SNHA); transitional growth based on NPPF transitional arrangements; and higher growth based on the full revised Standard Method.



- 4.12. The IIA concludes that lower growth is considered unlikely to meet the identified housing needs. Higher growth is considered to create potential uncertainty caused by over-supply of housing. However, both these approaches were developed into spatial strategy options, along with a number of options to meet the transitional growth approach to ensure a robust position for the choices being made. More detail on this assessment is included at para. 4.91.

### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

- 4.13. Strategic Policy S6 meets the transitional arrangements for assessed housing need calculated using the Standard Method in the December 2024 NPPF. This increases Chelmsford’s housing need from around 1,000 net new dwellings per annum (dpa) to 1,454 dpa.

The Local Plan will reach Regulation 19 publication (pre-submission stage) on 4 February 2024 with a housing requirement of 1,210 dpa or 83% of the target, exceeding the minimum 80% requirement in para. 234a of the 2024 NPPF.

### **Employment**

- 4.14. The strategic employment requirements are set out in Strategic Policy S6 and are summarised below:

*Table 4: Employment requirement*

<b>Employment requirement for Plan period</b>	<b>162,646 sqm</b>
Adopted Local Plan allocations	55,000 sqm
New allocations	107,646 sqm

### **Pre-Submission IIA Report**

- 4.15. The IIA concludes that the provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 4.16. The negative (and uncertain) effects identified across a range of the IIA objectives reflects the potential for economic development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes. More detail can be found at Section 5.4 of the Pre-Submission IIA.

### **Alternatives considered**

- 4.17. Alternative levels of employment growth were also explored as part of the Pre-Submission IIA, in terms of growth based on scenarios set out in the Employment Land Review 2023 (and Focused Update 2024) for labour demand, past development rates and future labour supply. More detail on this assessment is included at para. 4.94.

### **Gypsy and Traveller, and Travelling Showpeople provision**

- 4.18. For Gypsy and Traveller provision, the Council in partnership with other Essex authorities undertook a Gypsy and Traveller Accommodation Assessment in 2024. The outcome identifies a need for 40 permanent Gypsy and Traveller pitches and 38 Travelling Showpeople plots using the definitions identified in national planning policy (December 2023).
- 4.19. Strategic Policy S6 sets out how most of the need will be met through allocations on all suitable large strategic development allocations (accommodating 30 Gypsy and Traveller pitches and 28 Traveller Showpeople plots), with the remainder of need to be met through windfall applications. The baseline date for the GTAA is October 2023 and since then, two Gypsy and Traveller pitches have been granted permanent planning permission and 11 Travelling Showpeople plots have been granted temporary planning permission.

### **Alternatives considered**

- 4.20. It has not been possible to identify suitable and deliverable site allocations to meet the whole of the identified need. Exploring the delivery of a lower number of pitches and plots is not considered reasonable as it would need meet the identified needs.

### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

Some adjustments have been made to the distribution of Gypsy and Traveller pitches and Travelling Showpeople Plots. These are distributed to achieve a balanced and mixed community, with exact positioning on the sites to be determined through the masterplanning process. This distribution is set out in Strategic Policy S6.

### **Land supply, constraints and opportunities**

- 4.21. Land supply is informed mainly by the Strategic Housing and Employment Land Assessment (SHELAA), as set out in the NPPF (para. 69). The purpose of the SHELAA is to identify additional sites that may be suitable for development in the Local Plan for the period to 2041. The first call for sites took place in late 2014 to identify available land for all types of uses, to establish what land could potentially be made available in the future. Further opportunities to submit sites for consideration have been offered on a rolling annual basis.
- 4.22. The most recent SHELAA assessment covers the period 2014 to 2024, and lists all submitted sites. It is not the purpose of the SHELAA to allocate land for future

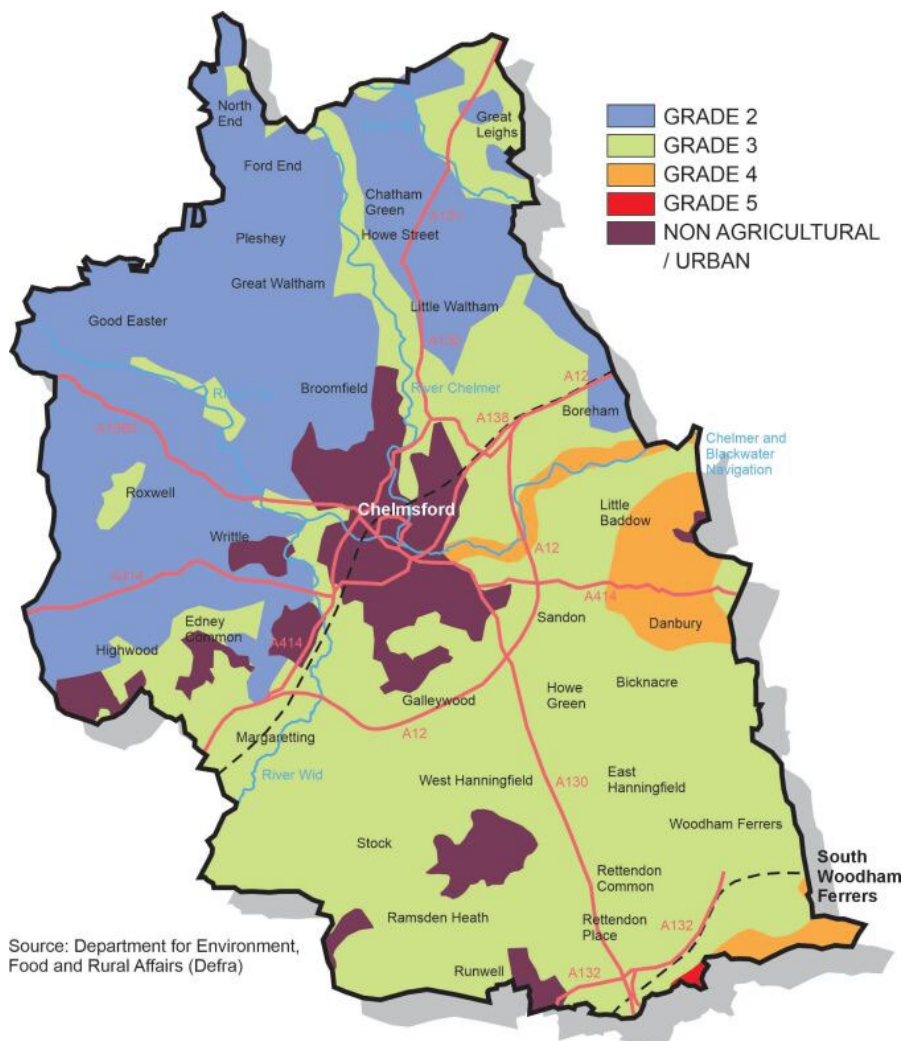
development, but the assessment outcomes are considered alongside other evidence base documents to enable the Council to make informed decisions of where to allocate future development. The assessment generates a potential capacity figure, and assesses sites on their suitability, availability, achievability, physical constraints, environmental impact, and compliance with existing and emerging planning policy. Sites have further been assessed by the Pre-Submission IIA to provide a RAG rating (of red, amber or green) for each criterion, which can be read alongside the overall RAG rating and commentary set out in the SHELAA.

- 4.23. To accommodate future growth identified in the review of the adopted Local Plan, the City Council wants to continue to prioritise development on brownfield sites in the urban area, to minimise the amount of development on greenfield sites in the wider city area (Strategic Policy S1 – Spatial Principles; Strategic Policy S17 – Future of Chelmsford City Centre). This approach follows Section 11 of the NPPF, by giving substantial weight to the value of using suitable brownfield land for homes and other needs, and promoting the development of under-utilised land and buildings.
- 4.24. However, very few of the sites submitted in the most recent call for sites were for brownfield land in the urban area. Looking beyond the urban area, a number of constraints have been considered which help to shape where housing and employment allocations can be located.
- 4.25. The SHELAA provides a ‘basket of sites’ to choose from a high-level and strategic assessment. The vision and strategic objectives of the Local Plan alongside the evidence base then ‘sieves’ these options in order to combine together to for the Spatial Strategy.

***Best and most versatile agricultural land***

- 4.26. Natural England's Agricultural Land Classification assesses the quality of agricultural land to identify the Best and Most Versatile Land (BMV), classified as grades 1, 2, and 3 (incorporating 3a and 3b). The assessment for Chelmsford demonstrates that most of Chelmsford's agricultural land is classified as Grades 2 and 3 (incorporating 3a and 3b) (very good and good-to-moderate quality). The remainder is Grade 4 or 5 (poor quality). There is no land classified as Grade 1 (excellent). This is demonstrated in Figure 1.
- 4.27. The overall allocations carried forward from the adopted Local Plan and new allocations in the Preferred Options document totalled 16,100 new homes, of which 3,238 were proposed on previously developed (brownfield) sites in the City Centre. Of the Pre-Submission Local Plan new allocations for 4,233 homes, only 857 are on previously developed sites in Central and Urban Chelmsford. Therefore, to meet our development needs it is inevitable that some agricultural land will need to be used for development. In forming the Spatial Strategy, CCC has endeavoured to direct growth to the lowest grade of BMV, and where some loss is necessary will try to minimise this through the masterplanning process. This will lead to the loss of approximately 864 hectares of Grade 3 agricultural land and approximately 244 hectares of Grade 2 land. This equates to around 2.4% of the total Grade 2 land and around 4.3% of the total Grade 3 land in the Council's administrative area. The importance of the best and most versatile agricultural land is recognised in Strategic Policy S4 – Conserving and Enhancing the Natural Environment.

Figure 1: Agricultural Land Classification



### Green Belt

4.28. No development is being proposed through the Local Plan in the Green Belt. Many major cities in the UK have an area of open land around their built-up area which is designated as Green Belt. This is designed to prevent the unrestricted sprawl of these cities. The Green Belt in Chelmsford is part of London's Green Belt often referred to as the Metropolitan Green Belt. This covers almost 34% of the land in the south and west of Chelmsford, as shown in Figure 2. The Green Belt is protected in the strongest terms to prevent the encroachment of urban growth into open undeveloped areas and the coalescence of existing built-up areas, following the approach of Section 13 of the NPPF.

4.29. The role of the Green Belt is set out in Strategic Priority 4 - Ensuring sustainable patterns of development and protecting the Green Belt; Strategic Policy S1 – Spatial Principles; S11 - The Role of the Countryside; and implemented through Policy DM6, DM9, DM10, DM11 and DM12 controlling different types of construction in the Green Belt.

Figure 2: London's Green Belt



### **Green Wedge**

- 4.30. Around 3% of the land in the Council's administrative area is designated as the Green Wedge. This is a key landscape designation covering the river valleys where they permeate into Chelmsford's urban area, which has been enshrined in Chelmsford development plans since 2008. No development is proposed through the Local Plan within the Green Wedge.
- 4.31. The Green Wedge has a unique role and function in shaping the City's growth and character. This multi-faceted green network prevents urban sprawl and settlement coalescence, and provides for wildlife and nature conservation, provides flood storage capacity, leisure and recreation opportunities, and active travel routes through multifunctional greenways.
- 4.32. The role of the Green Wedge is set out in Strategic Policy S11 - The Role of the Countryside, and implemented through Policy DM7, DM9, DM10, DM11 and DM12 controlling different types of construction in the Green Wedge.

**Flood risk**

4.33. Another factor determining appropriate locations for development growth is flood risk and flood management. Areas of high flood risk are avoided, and Local Plan allocations have been subject to a Strategic Flood Risk Assessment. The Council has followed a sequential risk-based approach, including the application of the exception test where some continuing development is necessary for wider sustainable reasons; and will require measures including SuDS to manage surface water. The approach is set out in Strategic Priority 1 – Addressing the Climate and Ecological Emergency; Strategic Policy S1 – Spatial Principles; and implemented through Policy DM18 – Flooding/SuDS.

**Strategic Priorities and Vision**

4.34. Using the above considerations as a starting point, the Spatial Strategy has been developed by adding in further layers of opportunity and constraint, as set out in the Strategic Priorities, the Vision, and the Spatial Principles.

4.35. Chapter 3 sets out the Strategic Priorities that will be addressed through the Local Plan. There are nine Strategic Priorities which set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan. These include priorities for climate, growth and place.

*Table 5: Strategic Priorities*

Priorities for climate	Priorities for growth	Priorities for place
1. Addressing the Climate and Ecological Emergency	4. Ensuring sustainable patterns of development and protecting the Green Belt	7. Creating well designed and attractive places, and promoting the health and social wellbeing of communities
2. Promoting smart, active travel and sustainable transport	5. Meeting the needs for new homes	8. Delivering new and improved strategic and local infrastructure
3. Protecting and enhancing the natural and historic environment, and support an increase in biodiversity and ecological networks	6. Fostering growth and investment and providing new jobs	9. Encouraging resilience in retail, leisure, commercial and cultural development

**Pre-Submission IIA Report**

4.36. The IIA concludes that interactions between Strategic Priorities and the IIA Objectives are predominantly compatible or neutral in character.

4.37. Uncertainties are principally associated with Strategic Priorities 5, 6 and 8 (meeting the need for new homes, economic development and infrastructure provision), reflecting the sustainability performance of development being dependent upon its scale, location, design and proposed mitigation measures.

- 4.38. Potential incompatibilities exist between housing and economic development (IIA Objectives 2 and 3 respectively) and environmental protection and enhancement (Strategic Priorities 1 and 3), reflecting the frequent need for compromises to be made between development and environmental interests.
- 4.39. Similarly, potential incompatibilities between land use (IIA Objective 7) and delivering homes and investment (Strategic Priorities 5 and 6); air quality and climate change (IIA Objectives 10 and 11) and delivering infrastructure (Strategic Priority 8); and waste and resources, townscape and landscape (IIA Objectives 12, 13 and 14) and the delivery of new homes (Strategic Priority 5).
- 4.40. Where possible incompatibilities or uncertainties have been identified, these stand a greater chance of being resolved if development takes place in accordance with all the Strategic Priorities. As such, an incompatibility or uncertainty is not necessarily irreconcilable or insurmountable but one that may need to be considered in the development of policies that comprise the Local Plan. More detail can be found at Section 5.2 of the Pre-Submission IIA.

#### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

- 4.41. Minor changes have been made to the supporting text to the Strategic Priorities since the Preferred Options stage primarily to address the previous consultation responses. This includes new references to supporting climate resilience and to the emerging Essex Local Nature Recovery Strategy.

#### **Vision and Spatial Principles**

- 4.42. Chapter 4 of the Pre-Submission Local Plan sets out the long-term Vision which sets out the kind of place we want Chelmsford to be in 2041, as follows:

***‘Guiding Chelmsford’s growth towards a greener, fairer and more connected community.’***

- 4.43. The Strategic Priorities and Vision in turn lead to nine Spatial Principles, which direct development to the most sustainable locations. These are set out in Strategic Policy S1, and are set out below:
- a) Locate development at well-connected and sustainable locations
  - b) Protect the Green Belt from inappropriate development
  - c) Promote the use of suitable previously developed land for development
  - d) Continue the renewal and enhance the vitality of Chelmsford City Centre and its Urban Area
  - e) Focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements

- f) Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity
- g) Locate development to avoid or manage flood risk and reduce carbon emissions
- h) Ensure development is served by necessary infrastructure and encourage innovation
- i) Locate development to utilise existing and planned infrastructure effectively
- j) Ensure development is deliverable.

4.44. The Spatial Principles are not listed in order of preference or priority but are all interrelated and have been considered together to shape the Spatial Strategy.

#### **Pre-Submission IIA Report**

4.45. The IIA sets out that Strategic Policy S1 is part of a suite of wide-ranging policies which embed the presumption in favour of sustainable development; ensure development mitigates and adapts to the effects climate change and is safe from all types of flooding; promote social inclusion; promote the conservation and enhancement of the historic and natural environment; and safeguard community assets. Cumulative significant positive effects have been identified for all of the IIA Objectives. More detail can be found at Section 5.7 of the Pre-Submission IIA.

#### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

4.46. Limited changes have been made to the supporting text to the Vision in the Pre-Submission Local Plan. These mainly address the preferred options consultation responses including expanding the types of infrastructure and facilities that will be provided alongside new residential development.

4.47. There have been minor updates to the Strategic Priorities in the Pre-Submission Local Plan, largely for clarification.

#### **Settlement hierarchy**

4.48. Another structuring factor for developing the Spatial Strategy is the Settlement Hierarchy confirmed in Strategic Policy S7, which is unchanged from the adopted Local Plan. The Settlement Hierarchy ranks settlements according to their size, function, characteristics and sustainability, as shown in Table 6. This is informed by the Parish Audit Update (PL002) which sets out the services and facilities at Category 2-4 settlements.



Table 6: Settlement Hierarchy

Category	Settlement	
<b>1. City or Town</b>	Chelmsford, South Woodham Ferrers	
<b>2. Key Service Settlements</b>	<b>Outside Green Belt</b>	<b>Within Green Belt</b>
	Bicknacre, Boreham, Broomfield, Danbury and Great Leighs	Galleywood, Runwell, Stock and Writtle
<b>3. Service Settlements</b>	<b>Outside Green Belt</b>	<b>Within Green Belt</b>
	East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers	Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield
<b>4. Small Settlements</b>	<b>Outside Green Belt</b>	<b>Within Green Belt</b>
	Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon	Edney Common

4.49. The City of Chelmsford and Town of South Woodham Ferrers are at the top of the hierarchy. These are considered the most sustainable as they have the most functions and the best services and facilities including transport links and employment opportunities. They also have the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.

4.50. Key Service Settlements provide a range of services and facilities for their residents. These include primary school provision, local employment opportunities, convenience shopping facilities, community facilities, good links by public transport to higher order settlements, good access to the strategic road network, and in most cases primary healthcare provision. This makes the Key Service Settlements suitable as a focus for housing provision outside Chelmsford and South Woodham Ferrers, with a higher level of growth due to their higher level of services, facilities and economic activity. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.

4.51. Service Settlements have more limited services and facilities but typically include primary schools, convenience shopping facilities and community facilities making them suitable for a more limited scale of development. Growth in Service Settlements outside the Green Belt will reinforce their role as a provider of services to the local rural area and reflect the aspirations of national policy in promoting stronger communities.

4.52. Small Settlements have the least services and facilities and transport links which means they are bottom of the Settlement Hierarchy. These are considered the least sustainable. However, there may be limited opportunities for small-scale development growth within these areas through affordable housing exception sites, or other development promoted through Neighbourhood Plans.

4.53. Considering the quantum of development, and taking the Strategic Priorities, Vision, Spatial Principles and Settlement Hierarchy into account, a number of types of locations were

considered as follows:

- Growth in urban areas
- Expanding allocated sites
- Growth along transport corridors
- Development at larger villages
- Development at smaller villages
- New large settlement/garden community.

### Testing the Spatial Approaches

4.54. Balancing these priorities and principles led to the development of five Spatial Approaches for testing during the Issues and Options consultation.

*Table 7: Issues and Options - Spatial Approaches*

<b>Approach A</b> – Growing the existing strategy	Expanding allocated sites, using previously developed land, growth in larger villages
<b>Approach B</b> – Concentrating growth in urban areas	Maximising development in the City Centre and urban area, expanding allocated sites
<b>Approach C</b> – Exploring a wider strategy	Expanding allocated sites, growth at larger villages, growth at smaller villages
<b>Approach D</b> – Exploring growth along transport corridors	Maximising growth at Chelmsford Garden Community, growth along main transport corridors
<b>Approach E</b> – Exploring a new settlement	Expanding Chelmsford Garden Community, a further large new settlement/garden community

### Pre-Submission IIA Report

4.55. The Issues and Options IIA Report indicated that the performance of the five spatial approaches against the IIA objectives were broadly similar although Approach A (Growing the Existing Strategy) and Approach B (Growth in Urban Areas) were considered to have the best balance between positive and negative effects.

4.56. Although the Pre-Submission Spatial Strategy is a hybrid of Spatial Approaches A to E, it most resembles Spatial Approaches A and B by focusing development in and close to the Urban Areas and Key Service Settlements outside of the Green Belt, whilst providing for continued housing and employment land provision through the proposed allocation of a new garden community and sites directly related to the A12, and sites in the Chelmsford Urban Area, which contain significant areas of previously developed land. More detail can be found at Section 5.5 of the Pre-Submission IIA.

## The Spatial Strategy

4.57. The five Spatial Approaches were considered alongside the approach followed the adopted Local Plan of focussing new housing and employment growth to the most sustainable locations in three Growth Areas beyond the Green Belt. These Growth Areas continue to provide a sustainable approach by capitalising on existing shared infrastructure capacity and recognising where new infrastructure can benefit a wider part of the Council's area, such as the new Beaulieu Park Railway Station and Chelmsford North-East Bypass, or where new community facilities can serve a wider population. This approach also helps to ensure a mixture of site types and sizes to ensure the continuous delivery of new homes.

4.58. The Growth Areas are as follows:

### ***Growth Area 1 – Central and Urban Chelmsford***

Location for a majority of previously developed sites

Key destination for employment, retail and community facilities, and the main transport hub

Sustainable urban extension located adjacent to the urban area

### ***Growth Area 2 – North Chelmsford***

A major area of development change

On a key transport corridor, with major new transport infrastructure being brought forward as a result of existing allocation sites

New strategic infrastructure including schools, neighbourhood and community centres

### ***Growth Area 3 – South and East Chelmsford***

Sustainable urban extension to the existing town of South Woodham Ferrers

Opportunities for smaller allocations to support existing communities and their services and facilities

4.59. For further technical testing in Summer 2023, the five Issues and Options Approaches were reduced to three Spatial Strategy 'hybrid' approaches due to their similarities, and to reflect the Growth Areas. Testing the three rather than the original five Approaches was a more pragmatic way of testing whilst reducing duplication, time and cost of carrying out evidence base studies.

4.60. In refining the approaches, CCC has given substantial weight to using brownfield land within settlements in line with the approach promoted by the NPPF (para. 124 c). Allocating suitable and available brownfield sites within the City Centre accommodates around 12% of the overall need for the Plan period, leaving a large balance to be accommodated on greenfield sites. Given the large scale of development required, CCC has continued the approach of the adopted Local Plan by planning for large new settlements to meet identified needs in a sustainable way through self-contained communities supported by the necessary infrastructure, as endorsed by the NPPF (para. 74). However, due to the time it takes to plan and build such large developments, it is recognised that the strategy also needs to include a mix of medium and small sites to accommodate growth in a timely fashion.

4.61. The three hybrid approaches were:

1. Growing the existing strategy
2. Exploring a new settlement and employment locations
3. Exploring growth along transport corridors

4.62. All 'hybrid' approaches considered:

- Locations for 6,500 new homes in line with the latest shortfall (at the time) of 6,138 homes
- Locations for 8,900sqm office, 90,850sqm B2/B8 in line with draft employment needs study
- Brownfield sites in Chelmsford Urban Area in line with latest information on viability and call for sites
- 3,250 homes in North East Chelmsford in line with the extant outline planning application
- A major new stand-alone mixed use employment site off Junction 17 or 18 of the A12.

4.63. Since this point, the number of homes and employment requirements have evolved, as set out in para. 4.7, 4.14. These changes have been translated into the Spatial Strategy and further technical testing has taken place including the Strategic Housing Needs Assessment Addendum Report (November 2024) and the Employment Land Review Focused Update (December 2024) (listed in the Evidence Base table at para. 3.48).

4.64. The Spatial Strategy (in Strategic Policy S7) is therefore shaped by the Vision, Spatial Principles and the need to secure sustainable development. This includes the protection of the Green Belt and valued landscapes of the Green Wedge, and avoids new development in areas of high flood risk or ensures that any flood risk is managed for development at highly sustainable locations in Chelmsford City Centre. The Local Plan will focus new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles.

4.65. Growth is distributed across the three Growth Areas as follows:

***Growth Area 1 – Central and Urban Chelmsford***

4.66. Overall, Growth Area 1 will deliver around 4,450 new homes, 9,000sqm of new employment floorspace and five Travelling Showpeople plots. This new development will regenerate previously developed sites in Urban Chelmsford and help to meet Council objectives for strengthening and expanding the City as a major residential, employment and retail centre to build upon its past success.

4.67. Over 3,000 new homes will be provided on brownfield sites within Chelmsford Urban Area (Location 1) alongside 4,000sqm of new employment floorspace.

4.68. Around 1,400 new homes and 5,000sqm of new employment floorspace carried over from the adopted plan will be provided on sustainable new neighbourhoods on the edge of Urban Chelmsford. These sites at West of Chelmsford (Location 2) and East of Chelmsford (Location 3) will maximise opportunities for active travel (cycling and walking) into the City Centre through the Green Wedge. Development will also deliver benefits including green infrastructure and city greening, enhanced bus services, unlock access into the Sandford Mill Special Policy Area, improved Park and Ride to serve eastern road corridors into the City and improvements to the Army and Navy junction. Both the West and East of Chelmsford sites have approved masterplans with planning applications currently under consideration.

### **Pre-Submission IIA Report**

4.69. The IIA concludes that there would be significant positive effects on housing (IIA Objective 2) and the economy (IIA Objective 3). Given the location of sites in close proximity to the City Centre and associated key services and facilities as well as employment opportunities, the majority of the proposed allocations within Growth Area 1 have also been assessed as having a significant positive effect on urban renaissance (IIA Objective 4), although cumulatively there is the potential for development to result in increased pressure on existing infrastructure such as schools and healthcare facilities.

4.70. Redevelopment of a large number of brownfield sites and for these allocations means that significant positive effects have been identified in respect of land use (IIA Objective 7). A substantial area of greenfield land will be required to accommodate strategic growth sites including West Chelmsford and Land East of Chelmsford – Manor Farm. In consequence, an overall significant negative effect has also been identified in respect of land use with a negative effect on landscape and townscape (reflecting the size of the site and its greenfield location, West Chelmsford has been assessed as having a significant negative effect on IIA Objective 14).<sup>1</sup> More detail can be found at Section 5.5 of the Pre-Submission IIA.

### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

4.71. Brownfield land in the City Centre was reviewed in April 2024 through a technical note on Housing Capacity in Chelmsford City Centre and Urban Area (see para. 3.48). This informed the site selection for the Preferred Options consultation stage, but the following changes have since been made to reflect changes in land availability and development status:

---

<sup>1</sup> The IIA does not take into account the provisions of the associated site allocation policies of the Pre-Submission Consultation Document, nor the mitigation provided by the other proposed Local Plan policies.

- Allocation of a new housing site at Andrews Place, West of Rainsford Lane (Site 1cc) which is being activity promoted for redevelopment in the plan period
- Deletion of Woodhall Road (Site 1o) and Rivermead (Site 1u) housing sites which are now built out
- Deletion of Kay Metzeler site (Site 1x) which is longer available for redevelopment
- Increased housing capacity for Meadows Shopping Centre and Surface Car Park (Site 1w) and Granary Car Park, Victoria Road (Site 1z) to reflect new information and further assessment.

4.72. Further information on changes to site allocation policies in Pre-Submission Local Plan is given in para. 4.96, 4.97.

### ***Growth Area 2 – North Chelmsford***

4.73. The North Chelmsford Growth Area will continue to deliver a considerable amount of new development over the plan period including over 7,200 new homes, 5 Travelling Showpeople plots, 10 Gypsy & Travellers pitches and 66,400sqm of new employment floorspace.

4.74. Around 5,569 homes, will come forward at North East Chelmsford - Chelmsford Garden Community (Location 6) in the plan period with the potential for a further 700 homes in the period beyond 2041. the total extent of the site allocated to accommodate 6,250 new homes is shown on plan 4 of the Draft Policies Map. This site has been rolled forward from the adopted plan, has an approved masterplan (Development Framework Document) and outline planning applications currently under consideration. The Garden Community is expected to be delivered between 2025 and 2044.

4.75. The development will be landscape-led utilising the Town and Country Planning Association (TCPA) Garden City principles, centred around open space/leisure facilities, new employment sites and will be underpinned by a comprehensive package of new infrastructure including new schools and early years nurseries (co-located and stand-alone), green infrastructure, a large country park and neighbourhood centres. The site will also be well-connected by improved road, pedestrian, cycle and public transport infrastructure including to the new railway station currently under construction and Chelmsford North East Bypass which is being delivered in phases. There will be a requirement for a 20% biodiversity net gain over the site unless site constraints indicate otherwise.

4.76. Growth Area 2 also includes residential allocations for a combined number of around 1,600 new homes carried forward from the adopted plan at Great Leighs (Location 7) and North of Broomfield (Location 8). These will provide opportunities to contribute towards and enhance existing facilities in these villages. The allocations at Chelmsford Garden Community and North of Broomfield will also maximise opportunities for enjoyment of the Green Wedge and use for active and sustainable travel into the City Centre (cycling and walking).

- 4.77. An additional allocation is identified for a small development on a site of around 1 hectare at Ford End (Location 14b). This will help to support and sustain existing village services such as the primary school and to maintain a diverse housing supply. New employment development will also be provided through extensions to the existing Little Boyton Hall Farm, Roxwell (Location 15) and Waltham Road Employment Area, Boreham (Location 9a) to provide further rural inward investment opportunities support the sustainable growth and expansion of business in rural areas.

### **Pre-Submission IIA Report**

- 4.78. As with Growth Area 1, the IIA concludes that the scale of housing and employment growth proposed in North Chelmsford has been assessed as having an overall significant positive effect on housing (IIA Objective 2) and employment (IIA Objective 3). The majority of the proposed site allocations in Growth Area 2 are also well served by community facilities and have therefore been assessed as having a positive effect on sustainable living (IIA Objective 4).
- 4.79. Development would also result in the loss of greenfield land generating a negative effect on IIA Objective 7. Significant negative effects have been recorded against water (IIA Objective 8) reflecting the scale of proposed development, along with significant negative effects on waste and resources (IIA Objective 12). There could be overall negative effects on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14), reflecting the scale of change and designated heritage assets being within/in close proximity to some sites, as well as the potential for coalescence between Broomfield and Little Waltham to the north and into open countryside to the west.<sup>2</sup> More detail can be found at Section 5.5 of the Pre-Submission IIA.

### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

- 4.80. The main changes to the sites/locations in Growth Area 3 in the Pre-Submission Spatial Strategy are:
- Deletion of Land west of 20 Back Lane, Ford End (Site 14a) as due to heritage and access constraints it is no longer considered suitable
  - Decreased housing capacity at North East Chelmsford - Chelmsford Garden Community (Site 6) within plan period, with some new homes to be delivered post 2041 in line with current outline planning applications
  - Deletion of 10 Travelling Showpeople plots at North East Chelmsford - Chelmsford Garden Community (Site 6)

---

<sup>2</sup> The IIA does not take into account the provisions of the associated site allocation policies of the Pre-Submission Consultation Document, nor the mitigation provided by the other proposed Local Plan policies.

- Increased capacity of Great Leighs - Land East of London Road (Site 7b) from around 190 to around 250 homes for older persons as the site can accommodate more units.

4.81. Further information of changes to site allocation policies in the Pre-Submission Local Plan is given in para. 4.96, 4.97.

### ***Growth Area 3 – South and East Chelmsford***

4.82. This area will see significant new growth of around 4,400 new homes, 20 new Gypsy and Traveller pitches, 18 new Travelling Showpeople plots, and 87,200sqm of new employment floorspace over the plan period and beyond. This includes a sustainable new development for the existing town of South Woodham Ferrers (Location 10) which is rolled forward from the adopted plan. The proposals at South Woodham Ferrers have an approved masterplan and a resolution to grant planning permission.

4.83. Around 3,000 new homes, 20 Gypsy and Traveller pitches, 13 Travelling Showpeople plots, and 43,000sqm of new employment floorspace is allocated on a new garden community at East Chelmsford (Hammonds Farm – Location 16 - Site 16a) in the plan period with the site allocated capable of a further 1,500 homes in the period beyond 2041. The total extent of the site allocated is shown on plan 4 of the Draft Policies Map and the entire development is expected to be delivered between 2030 and 2048.

4.84. Development will be sustainable, comprehensively planned, and landscape-led based on Town and Country Planning Association (TCPA) Garden City Principles. Its location and proximity to Chelmsford's urban area will allow opportunities for active and sustainable travel using the Green Wedge, and new and improved infrastructure for connectivity over and under the A12 to key destinations including Chelmsford City Centre, Sandon (including the Park & Ride) the new Beaulieu Park Rail Station and Danbury to the east. The site will have primary highway access from the A414 at the south of the site and directly from Junction 19 of the A12 to the north. Capacity improvements to the A414 and Junctions 18 and 19 of the A12 will be required. A wide range of new community services and facilities are identified on the site including a new co-located primary and secondary school and new primary schools, early years and childcare nurseries (co-located and stand-alone), open spaces, recreation, sport and play facilities, community facilities and mixed use neighbourhood centres. The site policy requirements include a large country park linking with proposals for the existing development allocations at East of Chelmsford (Location 3). There is a requirement for a 20% biodiversity net gain over the site unless site constraints indicate otherwise and to reinstate lost historic landscape features. The development will further support Chelmsford's economic growth by providing significant new employment floorspace and jobs.

4.85. A new stand-alone strategic employment site for around 43,000sqm is allocated at Land adjacent A12 Junction 18 (Location 16 - Site 16b), south of the new East Chelmsford Garden Community. This will provide for a mix of employment uses including office, light industrial, general industrial and distribution uses in a sustainable location close to the strategic road network, expanded Sandon Park and Ride with proposed links to the new Beaulieu Park rail station. Access, active travel connectivity and junction capacity



improvements will be aligned with those needed for the East Chelmsford Garden Community (Hammonds Farm).

- 4.86. In addition to the above new sites, sustainable new development on four small sites of no more than 1 hectare each are identified in Bicknacre and East Hanningfield villages, and around 100 new homes within Danbury through the Danbury Neighbourhood Plan. These villages have primary schools with capacity, employment sites and community facilities making them suitable for more limited scale development. New housing will help to support existing village services and to maintain a diverse housing supply.

### **Pre-Submission IIA Report**

- 4.87. All the proposed site allocations within South and East Chelmsford have been assessed by the IIA as having a positive effect on housing (IIA Objective 2). North of South Woodham Ferrers, due to its close proximity to South Woodham Ferrers town centre and associated facilities and services, has also been assessed as having a significant positive effect on sustainable living (IIA Objective 4) with other sites in this Growth Area have been assessed as having a positive effect on this objective).
- 4.88. Hammonds Farm, North of South Woodham Ferrers and Saint Giles, Moor Hall Lane have been assessed as having a significant negative effect on water (IIA Objective 8). Hammonds Farm and North of South Woodham Ferrers have also been assessed as having a significant negative effect on flood risk (IIA Objective 9) as the sites include land within Flood Zones 2 and 3. It is anticipated that potential effects on water and flood risk could be lessened through the application of the proposed Local Plan policies and at the individual planning application stage. Both sites have been assessed as having a significant negative effect on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14) as they would constitute substantial extensions with potential impacts on landscape and townscape character and the setting heritage assets in close proximity to the sites. As noted above, however, the Pre-Submission Local Plan contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape, the implementation of which is expected to help reduce the potential for significant adverse effects on these IIA objectives. More detail can be found at Section 5.5 of the Pre-Submission IIA.

### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

- 4.89. The main changes to the sites/locations in Growth Area 3 in the Pre-Submission Spatial Strategy are:
- Deletion of site 11a – South of Bicknacre as it has been built out
  - Addition of 13 Travelling Showpeople plots on site 16a – East Chelmsford Garden Community (Hammonds Farm) to meet identified need over the plan period
  - At 16a, additional landscape notation to ensure heritage and archaeological assets are protected; development area amended to exclude areas of higher flood risk

- Decreased number of homes from 15 to 11 at Site 17a – Land north of Abbey Fields, East Hanningfield due to site constraints.

4.90. Further information of changes to site allocation policies in the Pre-Submission Local Plan is given in para. 4.96, 4.97.

### Pre-Submission IIA Report – Alternative Strategies

4.91. The Preferred Options IIA tested a number of alternative strategies for accommodating the required growth, as set out in the Spatial Strategy and Strategic Sites Topic Paper prepared to accompany the Preferred Options consultation (attached at Appendix 1).

4.92. In light of the revisions of growth figures during the period of the review of the adopted Local Plan, the Pre-Submission IIA has given further consideration to alternative strategies for accommodating the different growth scenarios to ensure that the approach taken is robust.

4.93. Three alternative housing requirements were tested:

- Lower growth of 955 dwellings per year based on the Strategic Housing Needs Assessment 2023
- Transitional growth of 1,206 dwellings per year based on the Standard Method figure (at December 2023)
- Higher growth of 1,406 dwellings per year based on the proposed revised Standard Method in the July 2024 NPPF consultation document.

4.94. Three alternative employment requirements tested:

- Scenario 1 (lower growth) based on labour demand of 86,333sqm of employment floorspace
- Scenario 2 (transitional growth) based on past development rates producing a surplus of 22,737sqm
- Scenario 3 (higher growth) based on employment needs generated by the higher housing Standard Method calculation of 280,758sqm.

4.95. This led to further consideration for distribution of this growth through alternative Spatial Strategies. The constant basis across all the alternative spatial strategy options tested includes sites allocated in the adopted Local Plan which have been brought forward into the housing supply for the Pre-Submission Local Plan, and the following new sites.

4.96. In line with the NPPF, and to reduce the amount of agricultural land needed to accommodate development, additional brownfield sites have been prioritised across all Spatial Strategy options, as follows:

- Meadows Shopping Centre and Meadows Surface Car Park with capacity for 757 new homes
- Coval Lane Car Park with capacity for 40 new homes
- Glebe Road Car Park with capacity for 12 new homes
- Granary Car Park, Victoria Road with capacity for 50 new homes

- Land between Hoffmans Way and Brook Street (Marriage’s Mill) with capacity for 100 new homes
- Andrews Place, Land West of Rainsford Lane (non-SHELAA site) with capacity for 183 new affordable homes.

4.97. A number of smaller site options have also been included to ensure that needs are met across the Plan area as follows:

- Land at Kingsgate, Bicknacre with capacity for 20 new homes.
- Land West of Barbrook Way, Bicknacre with capacity for 20 new homes
- Land South of Ford End Primary School with capacity for 20 new homes
- Land North of Abbey Fields, East Hanningfield with capacity for 11 new homes.
- Land East of Highfields Mead, East Hanningfield with capacity for 20 new homes
- Little Boyton Hall Farm Employment Area with capacity for 6,000 sqm of employment floorspace
- Waltham Road Employment Area with capacity for 3,500 sqm of employment floorspace.

4.98. Following the principles already set out in this section, the housing and employment residual needs were then assessed against available land with capacity for large scale development, as follows:

*Table 8: Alternative options for large scale development*

<b>Option</b>	<b>Dwellings</b>	<b>Employment</b>
<b>Option 1:</b> Lower Growth - includes existing adopted Local Plan allocations and no further new allocations	11,687	67,146sqm
<b>Option 2a:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options - East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 Employment Area	16,100	162,646sqm
<b>Option 2b:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options – Chatham Green and Land East and West of the A12, North and North West of Howe Green, Sandon	16,100	162,646sqm
<b>Option 2c:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options – West and North West Chelmsford and Land East and West of the A12, North and North West of Howe Green, Sandon	16,100	162,646sqm
<b>Option 2d:</b> Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options - Howe Green and Rettendon Common/ Place and Land East and West of the A12, North and North West of Howe Green Sandon	16,100	162,646sqm

<b>Option 3:</b> Higher growth includes the sites at Option 2a and Option 2c with an increased number of dwellings at East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford	19,488	248,946sqm
---	--------	------------

### **IIA assessment outcomes**

- 4.99. The Pre-Submission Spatial Strategy is Option 2a. The IIA concludes that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy.
- 4.100. The lower growth Option 1a performs better than others due to lower resource use including for land and water, but performs worse in terms of the limited opportunities for meeting housing and employment needs.
- 4.101. Options 2b to 2d offer similar performance to each other, but are generally poorer than Option 2a in terms of sustainable living and transport, reflecting housing-led developments without established infrastructure connections leading to reliance on the private car.
- 4.102. Option 3 performs more poorly overall reflecting greater resource use with greater uncertainty overall including for potential over-supply of housing compared to identified need.
- 4.103. Taking this assessment and other evidence into account, the following conclusions have been reached on the alternative Spatial Strategy approaches:

*Table 9: Conclusions on Spatial Strategy approaches*

<b>Option</b>	<b>Conclusion</b>	<b>Reason</b>
<b>Option 1:</b>	<b>Rejected</b>	<ul style="list-style-type: none"> <li>• Would not meet housing need</li> <li>• Would restrict employment growth</li> <li>• Potential for out-commuting to employment elsewhere</li> </ul>
<b>Option 2a:</b>	<b>Selected</b>	<ul style="list-style-type: none"> <li>• Makes best use of existing and proposed infrastructure capacity</li> <li>• Provides key infrastructure benefits</li> <li>• Potential to create active and sustainable travel routes for connectivity to employment</li> <li>• High levels of accessibility for walking and cycling</li> </ul>
<b>Option 2b:</b>	<b>Rejected</b>	<ul style="list-style-type: none"> <li>• Isolated from the strategic highway network and other key transport infrastructure</li> <li>• Relative isolation from services and facilities leading to reliance on the private car</li> <li>• Employment opportunities not accessible to wider population</li> <li>• Limited wastewater capacity</li> </ul>
<b>Option 2c:</b>	<b>Rejected</b>	<ul style="list-style-type: none"> <li>• Poor connectivity to the Chelmsford Urban Area</li> <li>• Multiple land ownership likely to create delay in delivery</li> <li>• Employment opportunities not accessible to wider population</li> </ul>
<b>Option 2d:</b>	<b>Rejected</b>	<ul style="list-style-type: none"> <li>• Would not consolidate existing settlement pattern</li> <li>• Lack of strategic highway capacity</li> </ul>

		<ul style="list-style-type: none"> <li>• Isolated from the strategic highway network and other key transport infrastructure</li> <li>• Limited opportunity for new education provision</li> </ul>
<b>Option 3:</b>	<b>Rejected</b>	<ul style="list-style-type: none"> <li>• Lack of strategic highway capacity</li> <li>• Relative isolation from existing residential areas leading to reliance on the private car</li> <li>• Lower landscape capacity than selected option</li> </ul>

- 4.104. The IIA concludes that the preferred Spatial Strategy (set out at Option 2a) would realise the delivery of homes to help meet local and sub-regional needs, including affordable housing. The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment. A wider range of services will be provided associated with population growth.
- 4.105. The proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change. Water resource use is an issue, reflecting regional local supply deficits. Negative effects are indicated relating to the permanent loss of land and landscape to urban development.
- 4.106. The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being. In addition, small allocations in Key Service and Service Settlements will help to support the villages' services and facilities.
- 4.107. The summary of the performance of the options tested is followed by detailed assessment within Chapter 6 of the Pre-Submission IIA Report, showing the scores and commentary for each of the options in relation to all of the IIA objectives.

### Strategic Growth and Growth Sites, and reasonable alternatives

- 4.108. Chapter 7 of the Pre-Submission Local Plan contains updated and new site allocation policies for housing and employment development. A full list of allocated sites can be found at Appendix 2 - Pre-Submission (Regulation 19) Local Plan - Site Allocations at a Glance. The site allocation policies set out a range of site criteria that the developments will need to adhere to including the amount and type of development and site-specific infrastructure requirements. They also indicate when the developments are likely to come forward over the plan period.
- 4.109. Sites already allocated in the adopted Local Plan are brought forward as part of the Pre-Submission Local Plan, with some amended development numbers, and additional sites to meet the needs over the longer Plan period to 2041. This approach promotes a long-term strategy for development growth to be linked to future infrastructure delivery across each area and provides a framework for growth beyond 2041.

4.110. The requirements from site allocations in relation to supporting uses, movement and access, historic and natural environment, design and layout, and site infrastructure have been updated in the Pre-Submission Local Plan, where applicable, to make Policies more effective in decision-making, to provide greater clarification and consistency, to respond to comments made to the Preferred Options Local Plan. This also reflects the outputs of new evidence studies including an updated Infrastructure Delivery Plan, updated Strategic Housing Needs Assessment, Archaeology Assessment, Open Space Study and Local Wildlife Sites Review.

#### **Main changes between Preferred Options consultation and Pre-Submission Local Plan**

- Following guidance in relation to the overhead transmission lines present within sites at East Chelmsford, North of South Woodham Ferrers and East of Chelmsford Garden Community (SGSs 3, 10 and 16a) – in response to comments from National Grid Electricity Transmission
  - Safeguarding access for maintaining foul and surface water drainage infrastructure on some sites – in response to comments from Anglian Water
  - Providing financial contributions towards police facilities on housing sites – in response to comments from Essex Police
  - Providing necessary mitigation to address cumulative recreational impacts on SSSIs in proximity to East Chelmsford, North of South Woodham Ferrers and East of Chelmsford Garden Community (SGSs 3, 10 and 16a) – in response to comments from Natural England
  - Assessing, and where appropriate mitigating, the potential cumulative effect on the designated features of Thriftwood SSSI for Bicknacre sites – in response to comments from Natural England
  - Rewording the requirement for providing new education facilities – in response to comments from Essex County Council.
  - Deletion of the requirement for a contribution towards the Chelmsford North East Bypass (Section 1b/dualling) for East of Chelmsford Garden Community, Land adjacent to Junction 18 of the A12, Great Leighs and North of Broomfield (SGSs 16a, 16b, 7 and 8) – as these developments are not dependent on the delivery of the bypass to mitigate their traffic impacts
  - Deletion of the requirement for a new early years and childcare nursery and a Mineral Resource Assessment for Land Adjacent to Junction 18 of the A12 (SGS 16b) – in response to comments from Essex County Council who have confirmed that these will not be required.
- 4.111. It is important to note that the site policy requirements are in addition to more generic requirements in other relevant plan policies. This includes several new and updated policy requirements including infrastructure requirements (in Strategic Policy S9), Health Impact Assessments (in Strategic Policy S14), contributions towards the Essex Recreational disturbance Avoidance and Mitigation Strategy (in DM16) and net zero carbon development (in DM31), with some minor changes and additions made to these policies since the Preferred Options.

- 4.112. For individual Strategic Growth Sites and Growth Sites proposed for allocation, detailed assessment tables are included in the Pre-Submission IIA Report in Section 5, and Appendix G.

### Neighbourhood Plans

- 4.113. There are five made Neighbourhood Plans in CCC's area, and three designated neighbourhood areas with plans in progress. The NPPF says that strategic policies should set a housing requirement for designated neighbourhood areas to reflect the overall strategy for the pattern and scale of development.
- 4.114. The Preferred Spatial Strategy brings forward Strategic Growth Site Policy 13 from the adopted Local Plan. This sets a housing requirement of around 100 new dwellings for Danbury designated neighbourhood area to be brought forward through the Neighbourhood Plan. The Danbury Neighbourhood Plan was made in December 2024 and allocates sites for 97 new homes.
- 4.115. Although there is no strategic requirement for Broomfield neighbourhood area to be set a housing requirement figure, the Broomfield Neighbourhood Plan proposes an allocation for community-led housing to meet local needs. The Broomfield Neighbourhood Plan is due to be decided by a local referendum in late February 2025.
- 4.116. There is no strategic requirement for Boreham neighbourhood area or East Hanningfield neighbourhood area to be considered for strategic housing growth, as these areas are not contained within the proposed Spatial Strategy. Neither area has requested a requirement figure for housing growth.

### Small sites

- 4.117. The Government requires Local Plans to make some of its housing allocations on small sites of no more than a hectare (NPPF, para. 70.a)). Small sites can often be built out relatively quickly, boosting the supply of homes early in the plan period, and enabling smaller development companies to build locally.
- 4.118. Over 90 small sites were submitted for consideration for development through the SHELAA. More than half have been discounted because they are in the Green Belt or Green Wedge. Many other sites are unsuitable for a number of reasons such as due to not meeting other Local Plan policies on a wide range of issues, being in an unsustainable location, being distant from defined settlements, or other factors including topology. The full assessment (SHELAA) can be viewed on the Council's website.
- 4.119. As of April 2024, 1,588 new dwellings are due to be delivered on small sites, which equals 9.86% of the existing Local Plan allocations (11,867) and new Local Plan allocations (4,233). This excludes any self and custom build houses that will be delivered on developments of more than 100 dwellings in accordance with Policy DM1 C) i).

4.120. Attempting to meet the entire residual housing and employment need on small sites would not be feasible due to the lack of site supply, and would not be a balanced strategy. Small sites would not deliver the same benefits in terms of new or improvements to existing community services and facilities. Some of the smaller site allocations form part of a larger promoted area, but a larger allocation may not be appropriate for the settlement due to issues such as access, surrounding density and character.

### Policies Map

4.121. All the Pre-Submission site allocations are shown on the Policies Map included within Section 11 of the Pre-Submission Local Plan. A schedule of the changes made between the adopted Policies Map (2020) and the consultation version of the Pre-Submission Local Plan is set out in a [Position Statement](#). This includes new site allocations, amended boundaries, and alterations to the map notation.

### NPPF 2023 Checklist

4.122. The Council has reviewed the Pre-Submission (Regulation 19) Local Plan against the requirements of the December 2023 NPPF. The table below shows that the plan meets all the requirements in respect to Housing, and the Integrated Impact Assessment. The full [Pre-Submission Local Plan Form and Contents Checklist \(February 2025\)](#) is available at [Local Plan Review](#). A summary of key requirements relating to this topic are included below.

Table 11: NPPF December 2023 Checklist

#### Commentary key:

Pre-Submission Local Plan meets December 2023 NPPF requirement
Pre-Submission Local Plan partially meets December 2023 NPPF requirement
Pre-Submission Local Plan does not meet December 2023 NPPF requirement

No.	NPPF 2023 Requirement	Paragraph	Commentary
	<i>General Requirements</i>		
	<i>Plan Content</i>		
6.	Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and design quality of places.	17, 20	Included in Strategic Policies and Site Allocation policies.
8.	Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> . Where larger scale developments are proposed that form part of the strategy for the area, policies should be set within a vision which	22	Applied throughout including for the Garden Communities to have a long-term Vision. On adoption, the plan will continue to have a 15-year period.



	looks further ahead (at least 30 years).		
9.	Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	23	Provided in Figure 13.
10.	Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.	23	Applied throughout in site policies and in a detailed housing trajectory (Appendix C).
	<i>Housing</i>		
18.	Set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.	67, 68	There are five designated neighbourhood areas with Neighbourhood Plans in progress. The Pre-Submission plan continues to set out a housing requirement of 100 new dwellings for Danbury designated neighbourhood area. Broomfield and Boreham are not being considered for new housing growth in the Spatial Strategy. East Hanningfield does fall within the overall strategy options for growth but a housing requirement has not been requested by the Neighbourhood Plan body.
19.	Identify a supply of specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.	68	Appendix C and site allocation policies meet this requirement.
20.	Identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare; unless it can be demonstrated that there are strong reasons why the 10% target cannot be achieved.	70	The Pre-Submission Local Plan includes sites to accommodate around 10% of the housing requirement on sites no larger than one hectare. Policy DM1 requires 5% self and custom build homes on all development of more than 100 homes. Further information will be set out in relevant Topic Papers.

25.	Include a trajectory illustrating the expected rate of housing delivery over the plan period.	75	Detailed trajectory is included in Appendix C.
26.	Be responsive to local circumstances and support rural housing developments that reflect local needs.	82	Set out in Strategic Policy S7 and Policy DM2.
27.	Identify opportunities for villages to grow and thrive, especially where this will support local services.	83	Defined Settlement Boundaries (DSBs) allow development to come forward within villages in principle. Strategic Policy S7 allows new growth sites which are in accordance with the Spatial Principles and Strategic Policies to be allocated through relevant Neighbourhood Plans.
	<i>Economy</i>		
30.	<p>Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.</p> <p>Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.</p> <p>Seek to address potential barriers to investment and be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to enable a rapid response to changes in economic circumstances.</p>	86	<p>Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace.</p> <p>Strategic Policy S6 makes provision for 162,646sqm of net additional employment floorspace. This is informed by forecasts in the 2023 and 2024 Employment Land Reviews. The 2024 Focused Update reviewed the most up-to-date assumptions and data regarding future economic growth prospects for Chelmsford between 2022 and 2041. As a result, the Pre-Submission Local Plan exceeds the recommended minimum employment space requirements over the period to 2041. It under-allocates the need for employment space requirements associated with the July NPPF proposed revised Standard Method for assessing housing needs of 1,206 dwellings per annum compared with 945 dwellings per annum previously (in the 2023 ELR). However, based on the analysis of the demand and supply position (including sites with extant planning permission for employment), the Council has</p>

			sufficient consented supply to meet job growth forecasts in overall terms throughout the plan period. The use of 'around' employment floorspace figures in specific site allocation policies also allows for an appropriate degree of flexibility in provision and for a higher or lower density development to be brought forward in conformity with other policies in the Plan as a whole. Strategic Policy S6 has also been amended to require a 'minimum' of 162,646sqm of new employment floorspace. Hence, the Council considers that through the Pre-Submission Local Plan and its future reviews, it will accommodate its employment needs going forward.
31.	Planning policies and decisions should recognise and address the specific locational requirements of different sectors.	87	Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace.
32.	Support a prosperous rural economy.	88	Set out in various plan policies including Strategic Policies S6-S8, Policies DM4-DM6 and employment site allocations including SGS16b and GS9a. The plan considers economic changes since adoption, including the latest predicted growth sectors and the Employment Land Review (ELR) 2023 and Employment Land Review Focused Update 2024 with regards to needs for future employment floorspace. The plan continues to allocate Rural Employment Areas and proposes extensions to two employment areas outside built-up areas.
	<i>Town centres</i>		
35.	Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	90	Recognised in policies DM4 and S17 and residential site allocations in Location 1.

	<i>Healthy and safe communities</i>		
39.	Plan positively to meet school place requirements and to encourage development which will widen choice in education.	99	Data from ECC Education Services has been used to guide site allocations in the plan to ensure appropriate education provision is made. Plan policies including S9, S10 and relevant residential site allocation policies include requirements for new school provision. More detail will be set out in a Topic Paper.
40.	Work proactively and positively with promoters, delivery partners and statutory bodies to plan for public service infrastructure.	100	The City Council works proactively with service and infrastructure providers. More information will be set out in the Pre-Submission Duty to Cooperate Position Statement. The plan policies are also supported by needs identified in the Preferred Options Infrastructure Delivery Plan.
	<i>Transport</i>		
44.	Actively manage patterns of growth. Significant development should be focused on locations which are/can be made sustainable. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas - this should be taken into account in plan-making.	109	These considerations have been considered in the Spatial Strategy (Strategic Policy S7) which is informed by the wider plan evidence base including the 2024 Parish Audit and Integrated Impact Assessment.
45.	Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.	110	The plan provides for a variety of site types and uses to minimise journeys. The plan includes proposals and policies which seek to reduce the need to travel including Strategic Policies S2 and S16 and site allocations policies. It has also been prepared with the active involvement of local highways authorities.
48.	Provide for any large-scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. Such facilities include ports, airports, interchanges for rail	110	A new roadside facility is identified as a possible complementary employment generating use/service in Strategic Site Allocation 16b.

	freight, public transport projects and roadside services.		
51.	In assessing sites that may be allocated for development in plans, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance including the National Design Guide and the National Model Design Code; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.	114	Provision is set out in plan site allocations including requirements to promote sustainable travel provision and ensure suitable site access. Site policies are supported by other policies including Strategic Policies S1 and S16, the masterplan process and Making Places SPD. The site allocations are also supported by the Transport/Highways Modelling and Infrastructure Delivery Plan.
	<i>Making effective use of land</i>		
55.	Set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.	123	The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and Employment Land Reviews.
56.	Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.	124	The plan proposes site allocations on land in both urban and rural areas and seeks to achieve environmental gains e.g., by providing enhanced public access to the countryside, new tree planting (DM17) and biodiversity net gain (DM16).
58.	Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and	124	The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and

	support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.		Employment Land Reviews. Proposed allocations include sites in Location 1 and Growth Site 5.
59.	Promote and support the development of under-utilised land and buildings.	124	The plan seeks to make the best use of brownfield sites to meet future development growth needs as identified in updated evidence base reports including the Strategic Housing Needs Assessment, SHELAA, Urban Capacity Study and Employment Land Reviews. Proposed allocations include sites in Location 1.
62.	Support development that makes efficient use of land, taking into account the need for different types of housing and other forms of development, local market conditions, the availability and capacity of infrastructure and services, the character and setting of the area, and the importance of securing well-designed, attractive and healthy places.	128	Addressed in the plan including site allocations and policies including S14, S17 and DM31. The plan is also informed by evidence including on number and type of homes required, land available to accommodate development, market conditions, viability and infrastructure capacity.
<i>Green Belt</i>			
68.	Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.	145	No changes are proposed to the adopted Green Belt boundaries in the plan as sufficient land is available to accommodate growth outside of the Green Belt. There are no exceptional circumstances evident to justify any Green Belt amendments.
<i>Climate change, flooding and coastal change</i>			
71.	Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk,	158	Set out in plan through Strategic Priority 1 and various policies including Strategic Policy S2, DM16, DM18, DM19, DM25 and DM31. Making Places SPD further supports this.

	coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.		
75.	Steer new development to those areas with the lowest risk of flooding from any source. If this is not possible, the exception test may have to be applied, informed by the potential vulnerability of the site and of the development proposed. Where this is the case, sites need to demonstrate that the development would provide wider sustainability benefits outweighing the flood risk and that the development would be safe for its lifetime without increasing flood risk elsewhere (and where possible will reduce flood risk overall).	168 - 170	Set out in the plan through various policies including Strategic Policies S1, S2 and S9, Policy DM18 and site allocation policies. The plan is supported by updated evidence base reports including Strategic Flood Risk Assessments Level 1 and 2, Water Cycle Studies and Sequential and Exception Testing.
	<i>Minerals</i>		
86.	Provide for the extraction of mineral resources of local and national importance.  Encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.	215, 216	More relevant to Minerals Planning Authorities.  The plan is informed by the Adopted Minerals Local Plan (MLP). Minerals Safeguarding Areas are designated on the Draft Policies Plan. Relevant site allocation policies also require a Minerals Resource Assessment to be undertaken to assess if the site contains a viable minerals resource that would require extraction prior to development.

## 5. Conclusion

5.1. The Pre-Submission Spatial Strategy and the selection of the strategic development sites has been informed by a wide range of considerations, including:

- National Policy, for example, to ensure that Green Belt boundaries are only altered in exceptional circumstances, and to direct development towards accessible locations
- Adopted Local Plan, for example, planned new infrastructure and unimplemented housing commitments

- The Local Plan evidence base
- The main issues raised in responses to previous consultation stages
- Findings and recommendations of stages of the Pre-Submission IIA
- The ability to maximise the use of existing/proposed new infrastructure and to deliver new and improved infrastructure, and
- The outcomes from Duty to Co-operate activities and discussions with key stakeholders and partners including Highways England, Essex County Council and neighbouring Local Planning Authorities.

- 5.2. The rationale for the Spatial Strategy and the selection of strategic sites is clear, well informed and capable of being found legally compliant and sound at Independent Examination. Chelmsford faces development constraints but has suitable land supply and availability to meet its full development needs under the transitional arrangements for plan-making set out in the revised NPPF (December 2024).
- 5.3. The Spatial Strategy performs the basis for the long-term planning of the area and will enable the identification of land to accommodate delivery of housing and employment growth. The Pre-Submission IIA also shows that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the IIA objectives when compared with reasonable alternatives.
- 5.4. The evidence base is considered up-to-date and extensive and indicates that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan are appropriate, sustainable and consistent overall with national planning policy contained within the NPPF.

## 6. Next Steps

- 6.1. This Topic Paper will be updated following feedback to the Pre-Submission (Regulation 19) Local Plan consultation and form part of the evidence base alongside submission of the plan for Independent Examination.

**Appendix 1 – Preferred Options Topic Paper: Spatial Strategy and Strategic Sites**  
**Appendix 2 – Pre-Submission (Regulation 19) Local Plan - Site Allocations at a Glance**



Chelmsford Local Plan  
Evidence Base Document  
Topic Paper 1:  
Spatial Strategy and  
Strategic Sites Update

June 2018



# Chelmsford Local Plan Topic Paper 1 Update June 2018

## Spatial Strategy and Strategic Sites

### 1. Purpose

- 1.1 This topic paper is one in a series which sets out and summarises how the Council has prepared its Local Plan and supersedes the version published in January 2018. It outlines the steps, processes and evidence that have guided and informed the formulation of the Spatial Strategy and the selection of strategic development sites. This includes an assessment of national policy and guidance, the supporting evidence base and consultation feedback. It also considers how the Local Plan Sustainability Appraisal (SA/SEA) and Habitats Regulations Assessment (HRA) has been taken into account during the Local Plan preparation.
- 1.2 The intention of the topic papers is to provide background information; they do not contain any policies, proposals or site allocations. This topic paper has been updated to accompany the submission of the draft Local Plan to the Secretary of State for independent examination. The updates follow:
- An analysis of the Pre-Submission consultation responses and 2018 Strategic Land Availability Assessment (SLAA) call for sites submissions
  - Finalisation and updating of Evidence Base documents
  - Other changes for example, a review of Five-Year Housing Land Supply through existing annual monitoring processes
  - Outcomes of ongoing Duty to Co-operate and work to address any outstanding potential cross boundary impacts.
- 1.3 It also reflects proposed additional changes to the Pre-Submission Local Plan as set out in the 'Pre-Submission Local Plan Schedule of Additional Changes, June 2018'. These changes do not affect the soundness of the Plan and are in response to comments made to the Pre-Submission Local Plan, and to ensure that the Local Plan reflects the latest position and is consistent.
- 1.4 This topic paper covers the following areas:
- Development Needs and Reasonable Alternatives
  - Land supply, Constraints and Opportunities
  - Strategic Priorities, Vision and Spatial Principles
  - Spatial Strategy, Strategic Sites and Reasonable Alternatives
  - Conclusions.
- 1.5 This topic paper should be read alongside other Topic Papers including those related to Infrastructure, Sustainability Appraisal and Habitats Regulations Assessment and Transport.

## **2. Introduction**

- 2.1 The Council has developed a Spatial Strategy that will meet all its development needs in line with Government policy and meet the Vision, Spatial Priorities and Strategic Objectives of the Pre-Submission Local Plan. Overall the Local Plan will deliver significant new housing and employment growth alongside new community facilities and supporting infrastructure in particular through the strategic site allocations. In addition, the Local Plan will safeguard the area's environment and valued landscapes, and ensure new development is well designed and adapts to climate change.
- 2.2 The Spatial Strategy will provide a sustainable approach to development in Chelmsford's area. It has been thoroughly tested during the preparation of the new Local Plan, and is supported by a robust evidence base.
- 2.3 The Local Plan has been developed alongside a comprehensive process of Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment) and Habitats Regulations Assessment. The SA and HRA process has played an integral role in shaping and influencing the Local Plan throughout its preparation. Changes have been made to the Local Plan policies and proposals in response to the outcomes and recommendations of the SA and HRA process and the main issues raised in consultations. This includes changes to the Local Plan Spatial Strategy and Strategic Sites. This is explained briefly within this topic paper. More information on the role of the SA and the changes made is given in the SA and HRA Topic Paper.
- 2.4 The Local Plan structure is primarily designed to implement and deliver the Council's Spatial Strategy.

## **3. Development Needs and Reasonable Alternatives**

- 3.1 This Section sets out the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, and Reasonable Alternatives that have been considered.

### **Housing**

#### **Objectively Assessed Housing Need**

- 3.2 As required by paragraph 159 of the National Planning Policy Framework (NPPF), local planning authorities should have a clear understanding of housing needs in their area. The NPPF goes on to state that a Strategic Housing Market Assessment (SHMA) should be prepared to assess their full housing needs. This should be done in partnership with neighbouring authorities that share the same Housing Market Area (HMA) and identify the scale and mix of housing and the range of tenures that the local population is likely to need over the Plan period. The national Planning Practice Guidance (PPG) provides more detail on how this should be undertaken.
- 3.3 For the purposes of this requirement the Council's SHMA forms two parts:
  - 1) Objectively Assessed Housing Needs Study 2016 (OAHNS)
  - 2) Strategic Housing Market Assessment Update 2015 (SHMA)

- 3.4 The OAHNS assesses the appropriate geography for assessing housing need. It then examines the national population and household projections, employment forecasts and market signals. This covers the methodology to determine an overall housing need as set out in paragraphs 2a-14 to 2a-20 of the PPG. The SHMA then assesses the need for affordable and other types of housing to determine whether they can be delivered as part of the overall housing need or whether they add to the need as set out in paragraphs 2a-21 to 2a-29 of the PPG.
- 3.5 The first step is to establish the geographic area to assess housing need. The Council in partnership with Braintree, Colchester and Tendring Councils appointed consultants Peter Brett Associates (PBA) to undertake the OAHNS for the North and Mid Essex area.
- 3.6 This work concluded that there are migratory and economic relationships with Maldon which makes it possible for inclusion in the HMA. However, Maldon District Council took the decision that they formed a self-contained housing market and have had a Local Plan recently examined and found sound on that basis. The exclusion of the Maldon from the North and Mid Essex HMA does not adversely affect the level of self-containment of the remaining area. Therefore, the OAHNS concluded that the HMA geography of Braintree, Chelmsford, Colchester and Tendring form a sound basis for assessing housing need.
- 3.7 The OAHNS then has assessed the latest 2014-based demographic projections, London's future housing need, the past provision of housing, market signals and future jobs projections. The OAHN concludes that the demographic starting point of 671 homes per year should be uplifted 20% to take account of future jobs projections, potential past supply constraints and the affordability of housing. This provides an overall need of **805 homes per year**.
- 3.8 The base date of the OAHNS is 2013. Therefore, for the period 2013-2036 the total housing need is **18,515 homes**.
- 3.9 In a continuation of the Objectively Assessed Housing Need (OAHN) work, the Council alongside the other HMA local authorities, commissioned consultants HDH Planning and Development in August 2015 to update the Strategic Housing Market Assessment (SHMA). This was to assess the need for affordable housing and other groups of people with particular housing needs.
- 3.10 The SHMA Update concludes that there is a net need for 175 new affordable homes a year in Chelmsford, which is uplifted to 179 to take into account vacancy rates. This amounts to 22% of the OAHN of 805 homes per year. The Council's proposed policy requires 35% affordable housing on sites of 11 or more homes. Therefore, if housing is delivered in line with the OAHN it should produce more than enough developer contributions to meet affordable housing need. There is no reason for the Council to consider and uplift to the OAHN in response to affordable housing need.

### **Government Consultation on National Standard Housing Need Methodology**

- 3.11 In September 2017, following the publication of the Housing White Paper the Government consulted on a new standard methodology for calculating local housing need. This is incorporated into the draft revised NPPF published for consultation by The Ministry for Housing, Communities and Local Government (MHCLG) on 5 March 2018. The standard

methodology proposes to simplify the process. It uses the same demographic baseline as the Council's OAHN i.e. the 2014-based CLG household projections applied to period 2016-26.

- 3.12 The proposed methodology applies uplifts to the demographic starting point related to the ratio between local median house prices and median earnings. However, the consultation caps the increase to 40% above the demographic starting point or the past Plan target whichever is the highest to ensure that the number is deliverable. In Chelmsford's case that is the past housing target of 700 homes per year. Therefore, the new methodology proposes a need of **980 homes per year**.
- 3.13 The base date for the proposed methodology is based from 2016 covering the period to 2026. If this is extrapolated over the Local Plan period to 2036, the proposed total housing need is **19,600 homes**. Taking into account housing completions from 2016/17 and 2017/18, the proposed housing supply set out in the Local Plan for 2016-2036 makes provision for **19,784** new homes. The Council will continue to monitor the progress of the national methodology. However, the Spatial Strategy in the Local Plan is able to accommodate either the Council's OAHN or the proposed new national housing need methodology.

### **Gypsy and Travellers and Travelling Showpeople**

- 3.14 In accordance with the national Planning Policy for Traveller Sites (PPTS), the Council has identified through a Gypsy and Traveller Accommodation Assessment (GTAA) the need for **9 additional nomadic Gypsy and Traveller pitches** and **24 Travelling Showpeople plots** which has been extrapolated to cover the period to 2036. A site for 10 pitches for nomadic Gypsy and Travellers is being proposed for allocation in the Local Plan at Drakes Lane, Little Waltham. The 24 Travelling Showpeople plots are being provided as part of strategic development sites at West Chelmsford, North East Chelmsford, Great Leighs (Moulsham Hall) and South Woodham Ferrers.

### **Housing Need Summary**

- 3.15 The Council has not identified constraints which would result in the authority not being able to accommodate its full OAHN. In addition, there is no reason for the Council to consider and uplift to the OAHN in order to help meet affordable housing need. Therefore, the Pre-Submission Local Plan (when read alongside the Schedule of Additional Changes, June 2018') proposes to deliver **21,872** net new homes between 2013-2036 (or 19,784 new homes over the period 2016-2036 taking into account housing completions and the latest housing supply). This is almost 20% in excess of the level of need identified by the OAHN and will provide flexibility in the supply of housing sites and help to significantly boost its supply in line with the NPPF. It would also allow the Council to meet its local housing need as set out within the Government's proposed national methodology published in September 2017 and incorporated into the draft revised NPPF. The Council will also be meeting the identified need for nomadic Gypsy and Travellers and Travelling Showpeople.

### **Reasonable Alternatives to Housing and Traveller Requirements**

- 3.16 The Council has considered the following alternatives to the determining housing need during the preparation of the Local Plan:

- a) **Use demographic starting point for housing;**
- b) **Use objectively assessed housing need without 20% additional supply buffer; and**
- c) **Increase or decrease Traveller pitch requirements.**

3.17 The reasons for their rejection are set out in the Pre-Submission Sustainability Appraisal and Strategic Environmental Assessment Reports (Sustainability Appraisal or SA for short) and summarised below. Further details on how the Council has calculated and selected its housing requirements are contained within previous Local Plan Consultation Documents and the Regulation 22 Consultation Statement.

**a) Use Demographic Starting Point for Overall Housing Requirement**

3.18 A housing requirement based simply on the demographic starting point would not represent the Council's OAHN. This would increase the risk that insufficient land is available to meet identified needs for housing in response to identified market signals and to ensure there sufficient labour force to meet projected new jobs. This could also risk the Council failing to demonstrate a five-year supply of deliverable housing land in line with national planning policy.

3.19 The Issues and Options Sustainability Report indicates that a housing requirement based on objectively assessed housing need and a 20% buffer (the Local Plan testing number - Option 3 in the SA Report) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.

3.20 The Preferred Options SA Report indicates that a housing requirement (based on an OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports including the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

3.21 The Pre-Submission SA Report confirms that a housing requirement (based on an OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The SA does find that growth in the City Area is likely to have a range of adverse environmental and social effects although these adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was support from consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

- 3.22 The Council's latest Strategic Housing Land Availability Assessment (SLAA) was published in September 2017. This shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-Submission Local Plan. Furthermore, the Local Plan evidence base (for example, the SLAA 2017, and Landscape Capacity and Sensitivity Assessments) indicate that the housing and employment development sites are suitable, available and achievable.
- 3.23 Overall, for these reasons, a housing requirement at the demographic starting point has been rejected by the Council in preparing the Local Plan. The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred option (OAHN and additional supply buffer) would be the most sustainable choice for the Local Plan development strategy.

**b) Use objectively assessed housing need without 20% additional supply buffer**

- 3.24 The full OAHN for Chelmsford is 805 net new homes per year. The Government's proposed national methodology (discussed above) indicates an annual housing need for the period 2016-2026 of 980 new homes per year. If the 980 new homes were extended across the whole of the Plan period to 2036, this would provide a total housing need of **19,600** new homes. Taking into account housing completions from 2016/17 and 2017/18, the proposed housing supply set out in the Local Plan for 2016-2036 makes provision for **19,784** between 2016-2036 (taking into account housing completions since 2013 and the latest housing supply), and therefore can accommodate the emerging new housing number (as set out in the Schedule of Additional Changes, June 2018'.
- 3.25 As set out in development trajectory at Appendix C of the Pre-Submission Local Plan, there are deliverable sites that will ensure that an average of 980 homes per year can be maintained in the first five-year period and beyond. Therefore, a housing requirement based on the OAHN for Chelmsford of 805 net new homes per year without a further 20% supply buffer would potentially conflict with the Government's proposed national methodology. It could also reduce choice and competition in the market for land and increase the risk that insufficient land is available to meet identified needs for housing. This could risk the Council failing to demonstrate a five-year supply of deliverable housing land.
- 3.26 The Issues and Options SA Report indicates that a housing requirement based on OAHN and a 20% buffer (the Local Plan testing number - Option 3 in the SA report) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver the greatest benefits in terms of housing delivery and economic growth of all three options considered. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. This states that there was general agreement from general, specific and Duty-to-Cooperate consultees (except Parish/Town Councils) for the Council's intention to meet its objectively assessed housing need and the 20% buffer.
- 3.27 The Preferred Options SA Report indicates that a housing requirement (based on OAHN and an approximate 20% buffer) is expected to have positive effects on a number of Sustainability

Appraisal objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports including the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.

- 3.28 The Pre-Submission SA Report confirms that a housing requirement (based on an OAHN and an approximate 20% buffer) expected to have positive effects on a number of Sustainability Appraisal objectives including significant positive effects on housing and employment. The SA does find that growth in the City Area is likely to have a range of adverse environmental and social effects although these adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was support from consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its objectively assessed housing need and an approximate 20% buffer.
- 3.29 The Council's latest Strategic Housing Land Availability Assessment (SLAA) was published in September 2017. This shows that more than sufficient land is being promoted for development outside of the Green Belt, Green Wedges and Green Corridors through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period including the housing requirement set out within the Pre-submission Local Plan. Furthermore, the Local Plan evidence base (for example, the SLAA 2017, and Landscape Capacity and Sensitivity Assessment) indicate that the preferred housing and employment development sites are suitable, available and achievable.
- 3.30 Overall, for the reasons set out, a housing requirement using the objectively assessed housing need without an approximate 20% buffer has been rejected by the Council in preparing the Local Plan. The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred option (OAHN and additional supply buffer) would be the most sustainable choice for the Local Plan development strategy.

**a) Increase or decrease Traveller pitch requirements**

- 3.31 The Pre-Submission Local Plan makes provision for nine new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots up to 2036, and has been informed by the latest Gypsy and Traveller Accommodation Assessment in 2016. This assessment finds no evidence of need for a transit site within Chelmsford. Therefore, an increase or decrease in Traveller pitch requirements would not be supported by the Local Plan evidence base. Making provision for Travelling Showpeople for which the Planning Policy for Traveller Sites (PPTS) does not apply, would also be contrary to the provisions of the PPTS.
- 3.32 The Preferred Options and Pre-Submission SA Reports indicates that a Gypsy and Travelling Showpeople/ Preferred Housing requirement is expected to have positive effects on a number of SA objectives including significant positive effects on housing and employment. The main issues raised in the consultation responses are summarised in feedback reports including the



Regulation 22 Consultation Statement. The main issues raised in the consultation responses to the Pre-Submission Local Plan are summarised in the Regulation 22 Consultation Statement. These state that there was general agreement from many consultees (including neighbouring Local Planning Authorities) for the Council's intention to meet its full objectively assessed housing needs. Overall, for the reasons set out including the Local Plan evidence base, an increase or decrease in Traveller pitch requirements has been rejected by the Council.

## Employment Need and Supply

- 3.33 The Council has a number of evidence base documents that support economic and employment matters. This includes Chelmsford City Centre Office Market Review, Chelmsford Retail Study Update, Employment Land Review, Chelmsford Economic Strategy and Delivering Economic Growth in Chelmsford to 2036. The latter provides a methodology for converting floorspace into jobs for each employment sector.
- 3.34 Chelmsford's economy is growing and currently shows an annual growth of about 700 jobs per year. The total number of jobs in Chelmsford in 2016 stood at 85,000. In 2017, 92,400 (81.0%) of Chelmsford residents were employed – a figure which has been relatively stable, maintaining a similar level over the past decade.
- 3.35 The strength of Chelmsford's economy lies in its breadth of sectors; it is not over dependent on one or two major employers or sectors, but rather supports a balanced economy across a variety of sectors and job types.
- 3.36 To ensure that the issue of jobs and housing are considered together, the number of homes and jobs are considered together within the OAHN work that has been completed. As such the Council has worked in partnership with Braintree District Council, Colchester Borough Council and Tendring District Council to assess future housing and job needs. For the period to 2036, the OAHN work uses the East of England Forecasting Economic Forecasting Model (EEFM) projection of **725 new jobs per year** with a total of **16,675 for the period 2013-2036**. This equates to 0.9 jobs per new home.
- 3.37 Existing future employment land opportunities are summarised below:

### Employment Land – Future Opportunities:

- **40,000 sqm** of previously committed employment land has been carried forward to the new Local Plan. This equates to **3,333** jobs.
- As of May 2018 there were **185** vacant employment spaces in Chelmsford, providing **127,446 sqm** of employment floor space, equating to **5,897** jobs.
- Key existing commitments with secured planning permission will provide **23,923 sqm** of new employment floorspace, this equates to **1,187** jobs.
- The level of self-employment is predicted to grow by **1,600** between 2013-2036. This equates to **70** jobs per year.

- 3.38 In respect of the existing commitment for new employment floor space within North East Chelmsford, this has gained planning permission and will see the development of the Greater Beaulieu Business Park, providing **40,000 sqm of new office floor space**. This development is

forecast to see the creation of **3,333 jobs**. Further jobs arising from other commitments total **1,187 new jobs**. This gives a total of **4,520 new jobs** from committed development

- 3.39 As at May 2018, there was **127,446 sqm vacant combined floorspace** for office, industrial uses this equates to **5,897 jobs**. The EEFM forecasts predict a 12% growth in the self-employed sector which equates to 70 jobs per year which would total **1,600 new jobs**.
- 3.40 The proposed new employment allocations in the Local Plan will provide **55,000 sqm floorspace for office** and business use and **13,400 sqm for Food Retail**. This will provide **5,349 new jobs**. Overall this makes provision for **17,366 new jobs** in the period 2013-2036.

### **Reasonable Alternatives to Employment Need and Supply**

- 3.41 The Council has considered the following alternative to the determination of employment and retail requirements during the preparation of the Local Plan:
- **Increase or decrease employment and retail floor space requirements.**
- 3.42 The OAHN Study 2016 for North and Mid Essex HMA identifies a requirement for around 725 new jobs per year over the Plan period. To accommodate this growth, a minimum of 55,000sqm of employment floorspace will be allocated in the Local Plan for the period up to 2036 to ensure there is a sustainable balance between jobs and the available labour force taking into account population growth.
- 3.43 To meet retail needs, additional convenience retail floorspace of 11,500sqm is identified either within the City Centre or Chelmsford Urban Area and additional convenience retail floorspace of 1,900sqm at South Woodham Ferrers. Furthermore, some of the new jobs over the Plan period will arise from new allocations as there will be jobs created in existing businesses.
- 3.44 The Issues and Options SA Report indicated that a jobs target of 727 jobs per year (Option 1) performed well when considered against the Sustainability Appraisal objectives and would be expected to deliver significant positive effects in respect of the economy. The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. This reports mixed views from respondents at this stage on whether jobs numbers are too high or too low.
- 3.45 The Preferred Options and Pre-Submission SA Reports indicate that a jobs target of 727 jobs per year would be expected to deliver significant positive effects in respect of the economy and positive effects in respect of Urban Renaissance. The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in the Regulation 22 Consultation Statement published in June 2018. These report mixed views from respondents on whether preferred employment requirements are too high or too low.
- 3.46 In view of the above, it is considered that an increase or decrease in employment and retail floorspace requirements would not be supported by the Local Plan evidence base including the Chelmsford Retail Capacity Study 2015. There was also no strong desire to promote a higher jobs target of 887 new jobs (Option 2 in the Issues and Options SA Report) following the Issues and Options Local Plan consultation. As such, this approach was rejected by the Council as a reasonable alternative. Overall, for the reasons set out above, alternative employment requirement considered in preparing the Local Plan have been rejected by the Council.

## Overall Conclusions on the Section

- 3.47 This Section sets out the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, and Reasonable Alternatives that have been considered. It demonstrates that overall, the requirements within the Local Plan are considered to be the most appropriate when considered against for example the SA Reports. Land supply, constraints and opportunities to deliver the development requirements as discussed below.
- 3.48 Alongside the requirements for new homes, Traveller pitches/plots, retail and employment development for the plan period up to 2036, will be requirements for a wide range of supporting infrastructure including new schools, early years and childcare nurseries, transport provision and utilities. This is discussed further in the Infrastructure Topic Paper.

## **4. Land supply, Constraints and Opportunities**

- 4.1 The Spatial Strategy sets out the scale and distribution of new development across Chelmsford up to 2036 in order to meet identified development needs discussed above. The Spatial Strategy is based on a number of considerations including development requirements over the Plan period, national and local planning policy, the availability and viability of land for development, environmental constraints, the Local Plan's Strategic Priorities, Vision and Spatial Principles, and the settlement hierarchy. These are discussed in the next two Sections.

### **Land Supply**

- 4.2 Once the need for housing and business has been identified, the NPPF states that authorities should prepare a Strategic Land Availability Assessment (SLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified development needs over the Plan period. This process can be combined for both housing and employment.
- 4.3 Each of the development sites contained within the Pre-Submission Local Plan have been assessed through the SLAA as being available for development and deliverable within during the plan period. Therefore, the Pre-Submission Local Plan proposes to allocate sites where they have been promoted to the Council for development, either by landowners or developers. A large number of suitable development sites have been proposed for development through the SLAA outside of the Green Belt and in other areas of constraint such as a Green Wedge. These sites combined could deliver well in excess of the level of new development need identified. Sufficient available and suitable land has been promoted within three Growth Areas of Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford to deliver the Spatial Strategy in the Local Plan (see Section 6 of this topic paper).
- 4.4 Appendix 1 lists the site submitted through the Council's SLAA and why they have been either been allocated for development within the Pre-Submission Local Plan, considered as reasonable alternatives or discounted. This list includes information on sites submitted to the Council's most recent 'call for sites' in 2018. This ran alongside the consultation on the Pre-Submission Local Plan and a total of 18 sites were submitted.

### **Previously Developed Land (Brownfield Land)**

4.5 Paragraph 111 of the NPPF states that:

‘Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value’.

4.6 The Pre-Submission Local Plan seeks to make the best use of suitable previously developed land in Chelmsford Urban Area. The sites combined in this area are allocated to provide around 2,000 new homes on brownfield sites in Chelmsford’s Urban Area. The remaining housing need has therefore been proposed on greenfield sites. Where appropriate and viable, development on previously developed sites will be optimised, including the use of higher densities.

### **Adopted Local Development Framework (LDF)**

4.7 The Council's adopted Local Plan (Local Development Framework or LDF) contains a number of allocations for new housing development that have not yet been implemented. These are expected to be delivered by 2036, and are therefore rolled forward in the new Local Plan. These are called Existing Commitments 1-5 in the Pre-Submission Local Plan.

4.8 The North Chelmsford Area Action Plan (NCAAP) allocates a minimum 3,200 new homes and 64,000 sqm of commercial floorspace at North East Chelmsford known as Beaulieu and Channels. Outline planning permission has been granted for 4,350 new homes, 40,000 sqm floorspace business park, and new rail station alongside a wide range of supporting infrastructure including a new Radial Distributor Road, sustainable transport measures, schools and Neighbourhood Centre. Construction work commenced on the scheme in 2014.

4.9 The Pre-Submission Spatial Strategy and Strategic Sites seeks to maximise the opportunities for the delivery of new growth and supporting infrastructure in place/planned in the adopted LDF, including to locate development at well-connected locations.

### **Constraints and Opportunities**

4.10 When developing the Local Plan, the Council has weighed up constraints and opportunities, and tested different options regarding where development can be accommodated. For Chelmsford, these include the Green Belt, flood risk and Green Wedge and Green Corridors.

#### **Green Belt**

4.11 Paragraph 83 of the NPPF states that:

‘Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’

4.12 The extent of the Green Belt in Chelmsford is already established in the Council’s adopted Local Plan (LDF) and therefore national planning policy is clear that the boundaries should only be altered in exceptional circumstances.

- 4.13 As discussed above, sufficient land is available for development to meet development needs over the plan period outside of the Green Belt. Therefore, the Pre-Submission Local Plan does not propose new growth to meet development requirements in the Green Belt. This is considered a robust approach, in accordance with policies contained within the NPPF.
- 4.14 Special Policy Areas are defined within and around some existing facilities and institutions within the Green Belt to enable their operational and functional requirements to be planned in a strategic and phased manner. However, the general extent of the Green Belt will be maintained.

### **Flood Risk**

- 4.15 Paragraph 100 of the NPPF states that:

‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment ... Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change ...’

- 4.16 The NPPF and NPPG require sequential and, if necessary, exception tests to be carried out when development needs cannot all be accommodated in areas at low risk of flooding (flood zone 1). As shown in the Level 1 and 2 SFRA, some development in CUA is allocated on land in flood zones 2 and/or 3. This is because Chelmsford is a sustainable location for development, and is at the top of the Settlement Hierarchy.
- 4.17 The Pre-Submission Local Plan has given due regard to national flood risk policy, and only allocates land for housing or employment development that passes the sequential and exception test. As such, it has been demonstrated that these developments will provide wider sustainability benefits to the community that outweigh flood risk.

### **Green Wedge and Green Corridors**

- 4.18 Paragraph 109 of the NPPF states that:

‘The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;’

- 4.19 The Pre-Submission Local Plan will protect valued landscapes by designating Green Wedges and Green Corridors. These follow Chelmsford’s river valleys and extend into the open countryside.
- 4.20 Development over the Plan period is also constrained by issues of traffic congestion particularly linked to junctions on the A12 and the A414 between Sandon and Maldon, constraints relating to the potentially adverse impact of increased recreational activity on European Protected Sites, especially around SWF, a lack of infrastructure capacity such as education, and the

distribution of allocated minerals and waste sites. These have informed the amount of new development proposed in certain settlements. Notwithstanding the constraints, the Council can meet its full, objectively assessed development needs together with a supply buffer, in a sustainable way.

- 4.21 More information on traffic congestion constraints facing Chelmsford and how the Local Plan seeks to provide a development strategy compatible with sustainable movement objectives is described in the Transport Topic Paper.

## **5. Strategic Priorities, Vision and Spatial Principles**

- 5.1 This Section discusses the Local Plan's Strategic Priorities, Vision and Spatial Principles. These have been used to help guide the distribution of future growth as set out in the Spatial Strategy.

### **Strategic Priorities**

- 5.2 Paragraph 156 of the NPPF states that Local Plans should set out the Strategic Priorities for its area. The Council has established nine strategic priorities within the Local Plan which underpin the Vision, Spatial Principles and Strategic Policies. They are closely aligned to strategic policies of the other partner north Essex authorities. Within the Pre-Submission Local Plan, there is commentary on how each of the strategic priorities are applied in the Chelmsford context:

- 1 – Ensuring Sustainable Development
- 2 – Meeting the needs for new homes
- 3 – Fostering growth and investment and providing new jobs
- 4 – Protecting and enhancing retail, leisure and commercial development
- 5 – Delivering new and improved Strategic Infrastructure
- 6 – Delivering new and improved Local Infrastructure
- 7 – Protecting and enhancing the Natural and Historic Environment, Green Belt and valued landscapes
- 8 - Creating well designed and attractive places and promoting healthy communities
- 9 – Reinforcing Chelmsford’s regional role as ‘Capital of Essex’

### **Vision**

- 5.3 The Local Plan Vision sets out the kind of place Chelmsford will be in 2036 focusing on Chelmsford’s role as regional centre to accommodate significant new housing and employment and to use this growth to maximise new and upgraded infrastructure whilst further improving quality of life and well-being and protecting important built, natural and historic assets. This is set out in detail within the Pre-Submission Local Plan.

### **Spatial Principles**

- 5.4 The first Strategic Policy of the Pre-Submission Local Plan (Policy S1) sets out the Spatial Principles. This is a key spatial policy to deliver the Strategic Priorities and Vision of the Local Plan. These are not listed in a priority order within Policy S1 but collectively they underpin the Spatial Strategy.

- Maximise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and Urban Area
- Locate development at well-connected sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt
- Preserve or enhance the character of valued landscapes, the historic environment and biodiversity
- Respect the pattern and hierarchy of existing settlements
- Ensure development is deliverable
- Ensure new development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term.

5.5 Chelmsford will remain a focus for growth and change in the County well into the 21st Century. It is already a vibrant and attractive place to live, work and socialise, located within the heart of Greater Essex. As the County Town, with a strong economy, good transport connections, high quality of life and attractive environment, it is already a major draw for employment, shopping, leisure and one of the best places to live in the UK. Over the coming decades, Chelmsford is forecast to be the major growth location for new homes and jobs.

5.6 The Spatial Strategy recognises that Chelmsford will continue to be a major centre for growth and change in Essex. It will meet identified needs for new development and supporting infrastructure over the longer-term, alongside ensuring that the quality of Chelmsford's natural and built environment is conserved and enhanced, in a sustainable way. This will help to ensure that Chelmsford grows sustainably in the years ahead, and brings new development and supporting infrastructure where and when it is needed, and which contributes towards the overall success and sense of place of the area.

5.7 The Spatial Strategy, sites for strategic development growth and reasonable alternatives are discussed further in the next Section. The SA Reports have assessed the Local Plan Vision and Spatial Principles. Overall, these show that the Vision performs well when assessed against the SA objectives although there are uncertainties and potential conflicts could arise between growth, resource use and environmental factors.

5.8 Collectively, the Spatial Principles are considered to be broadly supportive of the SA objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Spatial Principles. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.

5.9 The Strategic Priorities have not been assessed separately; this is because they are reflected through the Local Plan Vision and Spatial Principles, as well as the policies, of the Pre-Submission Local Plan and which have been subject to SA as part of the preparation of this report.

5.10 The Council is suggesting some additional minor changes to the paragraphs describing the Strategic Priorities and Vision, and to Policy S1. These are set out in the 'Schedule of Additional Changes, June 2018'. The changes do not affect the soundness of the Plan and are in response

to comments made to the Pre-Submission Local Plan, and to ensure the Plan reflects the latest position and is consistent.

## **6. Spatial Strategy, Strategic Sites and Reasonable Alternatives**

### **Spatial Strategy**

- 6.1 The Pre-Submission Local Plan seeks to deliver identified development needs and new supporting infrastructure to meet the Strategic Priorities, Vision and Spatial Principles in the most sustainable way. This is central to the Pre-Submission Local Plan and the Spatial Strategy.
- 6.2 The amount and type of new development provides the starting point for the formulation of the Spatial Strategy, which is then shaped by the Vision, Spatial Principles and the need to secure sustainable development. This includes the protection of the Green Belt and valued landscapes of Green Wedges and Corridors. The Spatial Strategy avoids new development in areas of high flood risk, or ensures that any flood risk is managed for development at highly sustainable locations in Chelmsford City Centre. The Local Plan will focus new development, including housing and employment growth, leisure, office, cultural and tourist facilities, retail and mixed use development at the most sustainable locations that meet the Local Plan Vision and Spatial Principles. It does this first through making the best use of previously developed land within Chelmsford Urban Area. As this area is unable to accommodate all of the new development needed, the Local Plan will also allocate land for development in the following areas:
- Sustainable urban extensions forming new distinct neighbourhoods containing housing and employment to Chelmsford and South Woodham Ferrers
  - Development around Key Service Settlements outside the Green Belt.
- 6.3 New development allocations will be focused at nine Locations within three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in Policy S9, and as shown on the Policies Map. The Local Plan contains a mixed portfolio of different sized site allocations to help maintain a five year housing supply and to ensure its housing needs are met over the plan period. The boundaries of the greenfield strategic site allocations consider a number of known site constraints which impact upon the area of the site available for development such as flood zones, Local Wildlife Sites and topography. More details are set out in Appendix 2.
- 6.4 The Spatial Strategy sets out to maximise existing infrastructure and access to existing services and use housing growth to help deliver new infrastructure to meet local needs whilst at the same time seeking to create attractive and successful new places and neighbourhoods and to protect valuable natural assets. It is a long-term strategy that creates certainty and will deliver growth and change over the plan period and beyond. Having worked closely with ECC as local highways authority it will also seek to encourage sustainable forms of transport and be compatible with wider objectives of managing the local transport network.



## **Settlement Hierarchy**

- 6.5 The Settlement Hierarchy set out in Policy S9 has helped to identify settlements considered appropriate for future development within the context of the Spatial Strategy, alongside other considerations including land supply, constraints and opportunities discussed in Section 4 above. The Settlement Hierarchy is based on the findings of the Parish Audit contained within the Urban Area and Defined Settlement Boundary Review – Updated Technical Note, January 2018. The Settlement Hierarchy sets out four categories of settlements – 1. City or Town, 2. Key Service Settlements, 3. Service Settlements and 4. Small Settlements.
- 6.6 Chelmsford and South Woodham Ferrers (SWF) are at the top of the hierarchy in recognition of their role as the main housing, employment and retail centres and will take the largest share of the future development proposed in the Local Plan. They also the most potential to provide new infrastructure. Accordingly, most new development over the Local Plan period is proposed in and around these settlements.
- 6.7 The larger settlements around Chelmsford are defined as Key Service Settlements as they provide a range of services and facilities for their residents. As such development growth is allocated around Key Service Settlements outside of the Green Belt. Growth in Key Service Settlements aims to increase their self-containment and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities. No development growth is allocated to Service Settlements and Small Settlements which typically have more limited services and facilities and are therefore considered less sustainable. However, Policy S9 does provide the opportunity for some smaller-scale new housing and employment development to come forward at these settlements through Neighbourhood Plans or affordable housing exception sites.

## **Chelmsford**

- 6.8 Chelmsford is a sustainable location for development, and is a proposed area to focus growth in the Spatial Strategy. In total, Chelmsford Urban Area (Location 1) will generate around 2,000 homes (as set out in the Schedule of Additional Changes, June 2018), 11,500 sqm of food retail and 4,000 sqm employment to 2036. A further 1,200 new homes and 5,000 sqm office/business floorspace will be provided on urban extensions to the west (Location 2) and east (Location 3). To the north east of Chelmsford (Location 4) a large new garden community development is allocated for 3,000 new homes and 45,000sqm of office/business plan.
- 6.9 The overall number of sites and quantum of new homes is the same in Chelmsford Urban Area (Location 1) in the Pre-Submission Local Plan compared with the Preferred Options Local Plan but less than the Issues and Options Local Plan. The Pre-Submission Local Plan also proposed changes to some site boundaries and site capacities including in Location 3. These changes followed a re-appraisal of sites in light of consultation responses, constraints and further evidence base work. Two sites, Meteor Way Including Car Park and Adjoining Land and Land to the South and West of Broomfield Place and Broomfield Primary School, were also considered unsuitable or unachievable and were removed from the Pre-Submission Local Plan.
- 6.10 The Schedule of Additional Changes, June 2018 proposes the deletion of one site, Strategic Growth Site 1b – Essex Police Headquarters and Sports Ground (SGS1b) from the Pre-Submission Local Plan. This modification is in response to issues raised by Police, Fire & Crime

Commissioner for Essex and to reflect that the site allocation is no longer considered available and suitable for development. No other changes are proposed to sites or the quantum of new homes. Site requirements and site delivery periods for some allocations have been updated following review of the Pre-Submission Local Plan representations and to reflect the latest phasing position following the publication of the Five Year Land Supply Housing Schedule April 2018.

- 6.11 The Pre-Submission SA Addendum has assessed the Schedule of Additional Changes, June 2018. The SA Addendum identifies no additional significant adverse effects through the appraisal of the Additional Changes, and that in a number of instances, the Additional Changes are found to enhance an effect that was already identified as a significant positive effect.
- 6.12 Due to local environmental constraints such as the need to protect the Green Wedges and Green Corridor and national policy constraints such as the Green Belt, there are limited opportunities for further development around Chelmsford Urban Area.

### **South Woodham Ferrers**

- 6.13 South Woodham Ferrers (SWF) is a sustainable location for development, and is a proposed area to focus growth in the Spatial Strategy. In total, this location will generate around 1,000 homes, 1,000 sqm of flexible business floorspace and 1,900 sqm of food retail to 2036. SWF has not seen any significant growth since it was first developed as a New Town. Enlarging SWF with a new sustainable neighbourhood South Woodham Ferrers linked to the Town Centre by public transport, cycling and walking will help to strengthen its social and economic well-being.
- 6.14 The amount of development to the North of South Woodham Ferrers (Location 7) is less in the Pre-Submission Local Plan, than in the Preferred Options Local Plan and Issues and Options Local Plan documents. The site boundary has been slightly enlarged since the Preferred Options stage. This is to follow a more logical boundary on the ground and will help to maximise opportunities for landscaping/buffering around the site.
- 6.15 Due to land availability, environmental constraints and avoiding areas of flood risk, there are very few opportunities for further development around South Woodham Ferrer's Urban Area.
- 6.16 The Pre-Submission Local Plan directs new development growth to all five of the Key Service Settlement outside the Green Belt. This includes 100 homes in Danbury, with the emerging Neighbourhood Plan allocating the relevant site(s).

### **Spatial Strategy Reasonable Alternatives/Alternatives Considered**

- 6.17 The Council has considered five alternatives to the Pre-Submission Local Plan Spatial Strategy:
  - a) **No Spatial Strategy, rely on NPPF**
  - b) **Pursue alternative Spatial Options**
  - c) **Urban Focus with Growth at Hammonds Farm and Key Service Settlements**
  - d) **Development growth in the Green Belt**
  - e) **Development growth in the Green Wedges and Green Corridors**

6.18 The reasons for their rejection are summarised below. Further information is contained within the Sustainability Appraisals Reports and/or previous Local Plan Consultation Documents and the Regulation 22 Consultation Statement. The SA reports identify the reasons for selecting the alternatives tested through the SA process. The Council decides what sites and strategy approaches are reasonable.

**a) No Spatial Strategy, rely on NPPF**

6.19 In line with the NPPF, the Local Plan Spatial Strategy sets out how development will be accommodated across Chelmsford reflecting the distinctiveness of different parts of the City Area. Without a Spatial Strategy, it will not be clear how the Local Plan will seek to deliver sustainable development to meet local needs through the Plan period.

6.20 If the Local Plan excludes a Spatial Strategy, it would reduce the weight of the proposed Settlement Hierarchy for guiding future planning decisions and risk new development being directed to less sustainable locations. As such, overall this approach has been rejected by the Council as a reasonable alternative in preparing the Local Plan

**b) Pursue alternative Spatial Options**

6.21 Alternative Spatial Options to the proposed Pre-Submission Spatial Strategy are assessed in the Issues and Options Consultation Document, and Issues and Options and Preferred Options Sustainability Appraisal (SA) Reports. These include Options 1-3 from the Issues and Options Consultation Document and an alternative Preferred Options Local Plan Spatial Strategy (Urban Focus with Growth at Hammonds Farm and Key Service Settlements outside the Green Belt). Overall, alternative Spatial Strategy options that have been considered perform less well than the proposed Pre-Submission Local Plan Spatial Strategy when considered against a range of considerations including national planning policy, SA Reports, previous consultation responses, the Plan evidence base and the Local Plan Strategic Priorities, Vision, Spatial Principles and Settlement Hierarchy.

6.22 In particular, Option 1 (Urban Focus) from the Issues and Options Consultation Document was rejected because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and failing to maximise opportunities to locate development at well-connected sustainable locations (e.g. in East Chelmsford). It promoted a higher amount of growth on brownfield sites within which was not considered to be deliverable over the Plan period. It would further have resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.

6.23 Option 2 (Urban Focus and Growth on Key Transport Corridors) from the Issues and Options Consultation Document was rejected primarily because it would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements (e.g. Bicknacre and Danbury) and promote growth in a small settlement (Rettendon Common). It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would have furthered resulted in substantially larger amounts of growth in areas including West Chelmsford, Great Leighs and Broomfield which attracted significant public opposition.

- 6.24 Option 3 (Urban Focus and Growth in Key Villages) from the Issues and Options Consultation Document was rejected principally because it promoted growth in Service and Small settlements (e.g. Ford End, Rettendon Common and Woodham Ferrers) contrary to the Settlement Hierarchy. It promoted a higher amount of growth on brownfield sites which is not considered to be deliverable over the Plan period. It would have further resulted in a substantially larger amount of growth in West Chelmsford which attracted significant public opposition.
- 6.25 All three spatial strategy options were subject to SA with the findings presented in the SA Report that accompanied the Issues and Options Consultation Document. The SA Report found that the performance of the three spatial options against the SA objectives was very similar. This reflected the fact that under all of the options considered, the majority of growth would be focused in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers, a spatial approach that was considered likely to help ensure that new development is accessible, supports urban renaissance, and ensures that the City continues to be a major driver of economic growth within the Heart of Essex sub-region. The SA Report concluded that “Under Options 1 and 2, these benefits would be maximised and as a result, they are considered to be the best performing spatial options when assessed against the SA objectives”.
- 6.26 The Spatial Strategy was updated and refined in the Preferred Options Local Plan and Pre-Submission Local Plan to reflect a range of considerations including the latest Plan evidence base, national policy and consultation responses. The main differences in the Pre-Submission Local Plan compared with the Preferred Options Local Plan are changes in the capacity of some sites, some new and some deleted brownfield sites, a new housing site in East Chelmsford (Site 3d), the allocation of a site for specialist residential development for older people in Great Leighs (Site 5b) and, changes to existing commitments to reflect more recent planning permissions. The main differences in the Pre-Submission Local Plan compared with the Issues and Options Local Plan are changes to site allocations and capacities of some sites including a significant reduction in the amount of development proposed in West Chelmsford.
- 6.27 In view of the above, pursuing any of the Spatial Options in their entirety contained within the Issues and Options and Preferred Options Local Plan Consultation Documents, would not amount to a suitable or sustainable approach and therefore have been rejected by the Council in preparing the Local Plan.
- 6.28 The Spatial Strategy presented in the Preferred Options Consultation Document focused growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt. The accompanying SA Report found that this approach performed well in terms of its sustainability and significant positive effects were identified in respect of housing, the economy, urban renaissance, health and wellbeing and transport. The SA Report did highlight that development could have negative effects across a number of the SA objectives, but that these effects would likely be minimised through the implementation of Local Plan policies and mitigation at the site level such that they would be unlikely to be significant. The exception to this concerned the associated loss of greenfield land which was assessed as having a significant negative effect on land use.

### **c) Urban Focus with Growth at Hammonds Farm and Key Service Settlements**

- 6.29 This option differs from the Local Plan Preferred Option Spatial Strategy by substituting North East Chelmsford (Location 4) with a new settlement east of the A12/north of the A414 (known as 'Hammonds Farm'). Hammonds Farm is a large development being promoted by landowners at a location east of the A12 Chelmsford By-pass between Sandon and Boreham. It is tested in the Preferred Options SA Report.
- 6.30 This location is within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. The Landscape Capacity and Sensitivity Assessment 2017 identifies the site as having a high overall landscape sensitivity rating and a low to medium landscape capacity rating. The site is also within a proposed Green Corridor and a proportion of the site is identified by the existing Chelmer and Navigation Landscape Conservation Area designation.
- 6.31 The Hammonds Farm site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. The site is situated adjacent to A12 Junction 18; consequently, the expected traffic generation from a site in this location would be expected to have an additional impact on the A12 carriageway. It is also poorly connected to the proposed new Rail Station in NE Chelmsford.
- 6.32 A new settlement at Hammonds Farm could mean that benefits arising from development on the edge of the Chelmsford Urban Area are reduced as a large proportion of new development would be detached from the existing urban area, which could lead to an increase in car/traffic movements to those facilities in the city centre. It would not respect the existing pattern of existing settlements or locate development at well-connected locations in line with the Pre-Submission Local Plan Spatial Principles.
- 6.33 The site would require access to the A414, which is a strategic route linking Maldon with Chelmsford, and the wider network. Significant growth is planned in the Maldon Local Plan, along this busy 'strategic' route which passes through urban areas, including Danbury towards the A12, Junction 18.
- 6.34 Although the site is located close to the Sandon Park and Ride site, traffic from Hammonds Farm site would have to travel through Junction 18 to the Park and Ride facility with consequent impact on that junction. A further Park and Ride site has been suggested within the Hammonds Farm site. However, an additional Park and Ride is likely to have an effect on the viability of the neighbouring Sandon site, Chelmer Valley, and the potential additional two sites proposed in the Pre-Submission Local Plan.
- 6.35 A large development at Hammonds Farm would also be expected to significantly increase the use of the city centre rail station, which is already close to capacity, more so than the site in NE Chelmsford which will be in close proximity to the proposed station at Beaulieu Park and will be connected into the walking and cycling routes serving the new NE Chelmsford neighbourhood.
- 6.36 Although the Hammonds Farm site is relatively close to the proposed new rail station at Beaulieu Park travel between the two would be via the dual carriageway A12 which, as explained above, currently experiences congestion, or by rat running though minor roads to the north of the site which is unlikely to be considered acceptable.

- 6.37 The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in the Regulation 22 Consultation Statement. Although these reveal significant support for a potential new settlement of up to 5,000 new homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement.
- 6.38 The Preferred Options Sustainability Appraisal tests the alternative Spatial Strategy of Urban Focus with Growth at Hammonds Farm and Key Service Settlements. The appraisal concluded that “the type and range of effects across the SA objectives are likely to be similar to those identified in respect of the preferred Spatial Strategy. However, there is considered to be greater uncertainty with regard to the deliverability of this alternative (related to the transportation infrastructure requirements necessary to bring forward a new settlement at Hammonds Farm and to ensure connectivity with the Chelmsford Urban Area) and, relative to the preferred Spatial Strategy, the potential for significant landscape effects is considered to be greater. Further, as this option would involve the creation of a new settlement that is detached from the existing urban area, accessibility to key services, facilities and employment opportunities would be reduced. However, a new settlement would present an opportunity to deliver a new sustainable neighbourhood which could help to offset adverse effects in this regard and deliver some sustainability benefits (such as reduce traffic in the Chelmsford Urban Area). Overall, when compared to the preferred Spatial Strategy, the findings of the SA indicate that this alternative spatial strategy performs less well in terms of its sustainability.”
- 6.39 The Pre-Submission SA Report also found that the preferred options taken forward into the Pre-Submission Local Plan performed as well as, or better than, the alternatives appraised in terms of their contribution towards sustainability. The SA Addendum, June 2018 includes an assessment of new and updated sites considered to be reasonable alternatives submitted in the recent ‘call for sites’ in 2018. In comparing the overall performance of the alternative sites against the preferred options identified in the Pre-Submission Local Plan across all SA objectives, it is apparent that the performance of the reasonable alternatives is broadly similar, with none performing notably better than the preferred options. In consequence other factors have been material to the decision not to take them forward, with the reasons set out in Table 3.4 and Table 3.5 of the Sustainability Appraisal Report Addendum (June 2018). These include poorer access and connectivity and a lack of capacity to deliver the required on site infrastructure.
- 6.40 Local Plan traffic modelling also shows that there is little difference in levels of congestion when considering the traffic impacts of different spatial growth strategies. Further information is contained within a separate Transport Topic Paper, June 2018
- 6.41 Overall, although this site is available, it is considered to perform less well compared with Location 4 when assessed against the SA objectives, the proposed Spatial Strategy and the Local Plan evidence base.

#### **d) Development Growth in the Green Belt**

- 6.42 The Green Belt is a national planning policy designation. The Government attaches great importance to its protection and permanence. Section 9 of the NPPF is dedicated to Green Belt. Paragraph 79 of the NPPF introduces it by stating “*The fundamental aim of Green Belt*

*Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". Paragraph 83 of the NPPF goes on to state "Once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. At that time authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period."* The Government has continued to re-affirm the protection of the Green Belt in recent Ministerial Statements.

- 6.43 The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's adopted Site Allocations Document in 2012 which is part of the current Local Plan (LDF). In accordance with the national planning policy outlined above, to vary the Green Belt boundaries would require exceptional circumstances which would need to be clearly evidenced.
- 6.44 There is more than sufficient land being promoted for development outside of the Green Belt through the SLAA 'call for sites' process to meet the identified development needs for the new Local Plan period and the housing requirement with a buffer. For the reasons set out above, the Council strongly believes that there are no exceptional circumstances that mean that an option for development growth in the Green Belt is necessary, justified or reasonable at this time. Given the importance that national policy and guidance attaches to the protection and permanence of the Green Belt, there is no case for including locations for development which would undermine these longstanding principles.
- 6.45 In conclusion, new housing and employment growth within the Green Belt has been discounted as sufficient and suitable land is available outside the Green Belt to meet the area's development needs in a sustainable way. Such an approach would also undermine the protection of Green Belt by national planning policy. As such, it has been rejected by the Council as a reasonable alternative. Special Policy Areas are defined within and around some existing facilities and institutions within the Green Belt to enable their operational and functional requirements to be planned in a strategic and phased manner. However, the general extent of the Green Belt will be maintained.

#### **e) Development growth in the Green Wedges and Green Corridors**

- 6.46 The Green Wedges and Green Corridors contain land that is important for nature conservation, recreation and access. The valleys and flood plain of the Rivers Chelmer, Wid and Can will continue to be protected as Green Wedges and Green Corridors through and beyond Chelmsford's Urban Area. Existing Green Wedges have played an important role in shaping the form and character of Chelmsford and providing physical links to the countryside. They also provide an important amenity, recreation and nature conservation resource. In line with a Green Wedge and Green Assessment 2017, the general extent of the existing Green Wedges will be maintained and further extensions along the river valleys will be defined as Green Corridors to provide further protection to the river valleys that form such an important part of Chelmsford's landscape and natural environment.
- 6.47 Parts of the Green Wedges are covered by Living Landscapes. These are identified by Essex Wildlife Trust across Chelmsford and contain key areas of landscape which are promoted for nature conservation, wildlife habitats, public enjoyment and adaptation to climate change.

- 6.48 In line Policy CO1 of the Pre-Submission Local Plan, the crucial role of the main river valleys where they permeate into the existing or proposed urban areas i.e. Green Wedges, will be protected and enhanced as valued and multi-faceted landscapes for their openness and function as important green networks for wildlife, leisure and recreation, and development which materially harms the role, function, character and appearance of this valued landscape will be restricted.
- 6.49 In respect of Green Corridors, Policy CO1 also seeks to ensure that the distinctive and valued landscape character of the main river valleys where they extend into the countryside beyond the existing or proposed urban areas and form part of the wider river valley network which connects a suite of Green Infrastructure assets will be protected, and development which harms the character and appearance of this valued landscape will be resisted.
- 6.50 The main issues raised in the responses to the Issues and Options and Preferred Options Consultation Documents and Pre-Submission Local Plan are summarised in the Regulation 22 Statement. These show strong support amongst the general public for the protection of the river valleys by defining Green Wedges.
- 6.51 In conclusion, new housing and employment growth within the Green Wedges and Green Corridors has been discounted as sufficient and suitable land is available outside these designations to meet the area's development needs in a sustainable way. It would also undermine the protection of the valued landscapes by national planning policy. As such, it has been rejected by the Council as a reasonable alternative.
- 6.52 The Council has had full regard to the findings and recommendations in the SA Reports prepared throughout the evolution of the Local Plan. These SA Reports clearly demonstrate that the preferred Spatial Strategy (as set out in the Pre-Submission Local Plan) would be the most sustainable choice for the Local Plan development strategy.

### **Strategic Sites**

- 6.53 The Spatial Strategy (as proposed to be amended in the Schedule of Additional Changes) identifies 42 sites for new development growth. This includes 17 Strategic Growth Sites which are housing and/or mixed use sites for 100 or more new homes. The rationale for the selection of site allocations and information on how they perform against the SA framework is given in the Preferred Option SA and the more recent Pre-Submission SA.
- 6.54 Overall the Sustainability Appraisal Reports demonstrate that the majority of the Sustainability Appraisal objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan. Whilst negative effects have also been identified against many of the Sustainability Appraisal objectives, particularly associated with proposed site allocations, the Pre-Submission Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.

### **Reasonable Alternatives**

- 6.55 A large number of sites have been identified and assessed through the SA process as potential reasonable alternatives. These sites are listed in the Pre-Submission SA and SA Addendum,



June 2018 together with reasons why they were identified as potential reasonable alternatives, for example, because they have been promoted through the Council's SLAA, fall within a Growth Area and are in proximity to a site being proposed for housing and/or employment growth in the Local Plan.

- 6.56 The rationale for the selection of reasonable site allocation alternatives and information on how they perform against the SA framework is given in the Pre-Submission SA and SA Addendum, which supersede the Preferred Options SA. The SA Addendum, June 2018 includes an assessment of new and updated sites considered to be reasonable alternatives submitted in the recent 'call for sites' in 2018. In comparing the overall performance of the alternative sites against the preferred options identified in the Pre-Submission Local Plan across all SA objectives, it is apparent that the performance of the reasonable alternatives is broadly similar, with none performing notably better than the preferred options. In consequence other factors have been material to the decision not to take them forward, with the reasons set out in Table 3.4 and Table 3.5 of the Sustainability Appraisal Report Addendum (June 2018). These include poorer access and connectivity and a lack of capacity to deliver the required on site infrastructure.
- 6.57 The Pre-Submission Local Plan allocates land at Land at Drakes Lane, Little Waltham for 10 permanent Gypsy and Traveller pitches. This site has been secured by the Council through a Section 106 planning obligations linked with existing planning approvals at the Beaulieu and Channels sites as part of the previously adopted North Chelmsford Area Action Plan. To ensure that future potential Gypsy and Traveller sites are deliverable, the Council has provided the ability for promoters to submit for consideration potential sites as part of Strategic Land Availability Assessment (SLAA) 'call for sites' submitted for consideration. Of the total of 13 sites submitted, 8 were rejected due to being within the Green Belt. The 3 sites not in the Green Belt were assessed as being unsuitable as they are sites where planning appeals have been dismissed for Gypsy and Traveller proposals. More details are set out in Appendix 1.

### **Non-Reasonable Alternatives/ Discounted Sites**

- 6.58 Some sites have been promoted through the Council's SLAA and have not been allocated or assessed as reasonable alternatives for example because they fall within the Green Belt or have been dismissed on appeal. These sites are listed in Appendix 1 of this Topic Paper together with a commentary of why they have been discounted.

## **7. Conclusions**

- 7.1 The Pre-Submission Spatial Strategy and the selection of the strategic development sites has been informed by a wide range of considerations, including:
- National Policy, for example, to ensure that Green Belt boundaries are only altered in exceptional circumstances, and to direct development towards accessible locations
  - Adopted Local Plan (LDF), for example, planned new infrastructure and unimplemented housing commitments
  - Allocations and requirements of the Waste and Minerals Local Plans
  - The Local Plan evidence base, including the traffic and junction modelling, Green Wedge and Green Corridor Assessment, SLAA, Landscape Sensitivity and Capacity Assessment, and Infrastructure Delivery Plan

- The main issues raised in responses to previous consultation stages
- Findings and recommendations of the Local Plan Sustainability and Habitat Regulations Assessment Appraisals
- The ability to maximise the use of existing/proposed new infrastructure and to deliver new and improved infrastructure including Beaulieu Rail station, Chelmsford North East Bypass and a new link road into Broomfield Hospital, and
- The outcomes from Duty to Co-operate activities and discussions with key stakeholders and partners including Highways England, Essex County Council and neighbouring Local Planning Authorities.

7.2 The rationale for the Spatial Strategy and the selection of strategic sites is clear, compliant with national policy and well informed. Chelmsford faces development constraints but has suitable land supply and availability to meet its full development needs.

7.3 The Spatial Strategy performs the basis for the long-term planning of the area and will enable the timely delivery of new and improved infrastructure needed to support new growth and identified needs – see the Infrastructure Topic Paper for more details. The Pre-Submission Sustainability Appraisal (SA) also shows that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives when compared with reasonable alternatives.

7.4 The evidence base is considered up-to-date and extensive and indicates that the Spatial Strategy and Strategic Sites contained within the Pre-Submission Local Plan are the most appropriate, sustainable and consistent with national planning policy contained within the NPPF.

## Appendix 1

List of sites submitted through the Council’s Strategic Land Availability Assessments (SLAA) and why they have been either been allocated for development within the Pre-Submission Local Plan, considered as reasonable alternatives or discounted.

The list includes details of eighteen Call for Sites were submitted in 2018 which ran alongside consultation on the Pre-Submission Local Plan. These will be assessed through the annual SLAA update to be published in September 2018.

### Key

<b>CFS/SLAA/CUA Reference</b>	Reference of sites submitted through the SLAA process or assessed through the Urban Capacity Study
<b>PS Reference</b>	Pre-submission allocation reference
<b>Address</b>	Address taken from SLAA assessment
<b>Net SLAA Site Area</b>	Resulting site area after discounting constraints such as Flood Zone 3, grouped TPOs, gas pipelines etc.
<b>PS Site Area</b>	Site area of Pre-submission allocation

<b>Promoted Use</b>	Use proposed in SLAA submission
<b>Pre-submission Allocation</b>	Whether the site is allocated in the Pre-submission document
<b>SA Reasonable Alternative</b>	Whether the site is included as a Reasonable Alternative in the Sustainability Appraisal. There are a number of sites that are listed as a Reasonable Alternative in addition to an allocated site. This is where part of a site submitted through the SLAA is allocated and the remaining site area is a reasonable alternative. Therefore, they are included in both lists.
<b>Discounted</b>	Whether this site is in the SLAA Discounted List
<b>Wholly Green Belt</b>	Whether the site is wholly within the Green Belt
<b>Wholly Green Wedge</b>	Whether the site is wholly within the Green Wedge
<b>Wholly Green Corridor</b>	Whether the site is wholly within the Green Corridor
<b>Partial Green Belt</b>	Whether the site is partially within the Green Belt
<b>Partial Green Wedge</b>	Whether the site is partially within the Green Wedge
<b>Partial Green Corridor</b>	Whether the site is partially within the Green Corridor
<b>Reason Site Not Allocated/RA in the SA</b>	Other constraints or reasons the site was not selected as an allocation/ reasonable alternative (RA) in the Sustainability Appraisal (SA)

Site Reference		Site area			Constraints											Reason Site Not Allocated/ RA in SA	
CFS/SLAA/CUA Reference	PS Reference	Address	Net SLAA Site Area	PS Site Area	SLAA Yield	Promoted Use	Pre-submission allocation	SA Reasonable Alternative	SA RA Cluster	SLAA Discounted	Wholly Green Belt	Wholly Green Wedge	Wholly Green Corridor	Partial Green Belt	Partial Green Wedge		Partial Green Corridor
CFS2		The Lordship Stud Writtle College Back Road Writtle Chelmsford CM1 3PD	1.5		39	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS5		Land South of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	0.01		0	Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS6		Land North of Peaches House Southlands Chase Sandon Chelmsford Essex	0.07		2	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS7		Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	2.9		61	Residential; Affordable Housing; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS9		Land South East of The Lion Inn Main Road Boreham Chelmsford Essex	14.699		400	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS10		Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	1.9		25	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS11		Barn at Little Longs Chatham Green Little Waltham Chelmsford Essex	0.04		1	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS12		Land North East of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	0.6		14	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS13		Land South East of Tyrells Cottages Main Road Boreham Chelmsford Essex	6.41		151	Residential	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS14		Sutch and Searle Warehouse Highwood Road Writtle Chelmsford CM1 3PT	0		0	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS15		Site at 20 Little Baddow Road Dunbury Chelmsford Essex	0.23		6	Residential; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA
CFS16		Site between Kou En and 16 Orchard Cottages Main Road Boreham Chelmsford Essex	0.21		6	Residential; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA
CFS17		Argents Nursery Highwood Road Edney Common Chelmsford Essex CM1 3pz	0.22		8	Residential; Affordable Housing; Self-Build; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS18		Land North of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	0.52		15	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
CFS19	SG5Sc	Land Adjacent The Gables Banter Lane Great Leighs Chelmsford	0.64	66.99 (whole of SG55)	18	Residential	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS20		Land East of Barn Mead Galleywood Chelmsford Essex	0.69		17	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment (other)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS21		Land East of Junction with Hyde Lane and Mill Lane Danbury Chelmsford Essex	2.5		66	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Danbury site - assessed as RA under 15SLAA45
CFS22		Longcroft Maldon Road Margarettng Ingatestone Essex CM4 9JR	0.97		10	Residential	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS23		Land South of Petton Stock Road Stock Ingatestone Essex	3.94		72	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment (other); Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS24		Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	13.28		209	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Employment B1; Retail (Convenience); Retail (other); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS25		Land South West of 21 Seven Ash Green Chelmsford	0.65		19	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA

CFS26		New Build at Paglesham House Hollow Lane Broomfield Chelmsford Essex	0.15		4	Residential	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS27		Land at Chatham Green Yard Braintree Road Little Waltham Chelmsford	1.08		24	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS28		Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	0.17		4	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS29		43 Dorset Avenue Gret Baddow Chelmsford Essex CM2 9UA	0.07		2	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS30		Land South East of Cherry Tree Cottages Stock Road Stock Ingatestone Essex	4.67		123	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS31		Land West of Hands Farm Radley Green Road Highwood Ingatestone Essex	0.52		12	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS32		Allotment Gardens Seymour Street Chelmsford Essex	0.18			Residential	No	No	No	Yes	No	No	No	No	No	No	Allocated Open Space
CFS33		Land North West of 71 School Road Downham Billericay Essex	0.85		20	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS34		Land Rear of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	3.93		88	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS35		Land South West of Hillcroft Marigold Lane Stock Ingatestone Essex	6.47		159	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS36	SGS6	Land South of Runnymede Cottage Main Road Little Waltham Chelmsford Essex	0.42	29.3 (whole of SGS6)	10	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS37		Garages Rear of 71 Hall Lane Sandon Chelmsford Essex	0.12		3	Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS38		Land at Thrift Farm Moulsham Thrift Chelmsford Essex	29.63		489	Residential	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS39		Land North West of St Cleres Hall Main Road Danbury Chelmsford Essex	7.5		174	Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
CFS40		Street Record Windsor Road Downham Billericay Essex	1.64		43	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS41		Land North of Chickdene Farm Windsor Road Downham Billericay Essex	1.15		26	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS42		New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	0.32		8	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS43		Land South of 38 Chalklands Sandon Chelmsford Essex	0.63		15	Residential; Care home, Sheltered Housing, Institutional Uses	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy
CFS44		Land North of Cranham Road Little Waltham Chelmsford Essex	5.06		0	Employment B2	No	No	No	No	No	No	No	No	No	No	Not RA to location 4; Contrary to Settlement Hierarchy
CFS45		Larmar Engineering CO Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	1.46		33	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS46		67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	0.43		10	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS47		Land at Junction of Woodhill Road and Hulls Lane Sandon Chelmsford Essex	1.5		34	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS48		Land East of Myjoy Woodhill Road Sandon Chelmsford Essex	0.91		22	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS49		Land South East of The Lion Inn Main Road Boreham Chelmsford Essex	14.399		353	Residential; Affordable Housing	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS50		Land East of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	3.86		0	Other	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS51		Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex	1.24		33	Residential; Affordable Housing	No	Yes	No	Yes	No	No	Yes	No	No	No	NA
CFS52		Blairs Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD	22.6		497	Residential; Affordable Housing	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS53		Land North of Cricketers Close, Broomfield, Chelmsford	9.88		247	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS54		Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex	22.43		0	Employment B1; Employment B8	No	Yes	No	Yes	No	No	Yes	No	No	No	NA



CFS82		Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex	1.81		48	Residential	No	Yes	Yes	No	No	No	No	No	No	NA
CFS83		Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford Essex	332.8		5452	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	Yes	Yes	NA
CFS84		Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex	0		0	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS85		Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.5		15	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS86		Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.32		9	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS87		The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU	0.66		18	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS88	SGS7	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford	0.996	121.38 (whole of SGS7)	26	Other	Yes	No	No	No	No	No	No	No	No	NA
CFS89		Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex	1.53		40	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS90		Land at 87 Main Road, Great Leighs, Chelmsford, Essex	0.82		22	Residential	No	Yes	No	No	No	No	No	No	No	NA
CFS91		Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex	0.61		8	Residential; Employment B1; Employment B2; Employment B8; Employment (other); Renewable Energy Production	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS92		Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex	3.09		70	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS93		Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford	5.7		120	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS94	SGS4	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex	91.9	275.6 (whole of SGS4)	1525	Residential; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment (other); Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision); Other	Yes	Yes	No	No	No	No	No	Yes	No	NA
CFS95		Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU	32.9		700	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS96		Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex	18.9		440	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS97		Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex	5.3		131	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS98		Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex	1.7		45	Residential; Care home, Sheltered Housing, Institutional Uses	No	Yes	No	No	No	No	No	No	No	NA
CFS99		Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex	21.5		393	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	NA
CFS100	SGS3c	Land North and South of Sandon School Molrams Lane Sandon Chelmsford Essex	12.85		237	Residential; Affordable Housing	Yes	Yes	No	No	No	No	No	No	No	NA
CFS101	SCS3d	Land North West of Park and Ride Terminus Woodhill Road Sandon Chelmsford Essex	11.2	7.24	227	Residential; Affordable Housing; Other	Yes	No	No	Yes	No	Yes	No	No	No	NA
CFS102		Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex	6.58		139	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	NA
CFS103		Land East of The Willows East Hanningfield Road Rettendon Chelmsford Essex	0.73		18	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy

CFS104		Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX	5.11		122	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	No	No	No	NA
CFS105	EC3	Land East of nos. 170-194 Main Road, Great Leighs, Chelmsford	4.44	4.5	110	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS106	EC4	Land east of Plantation Road Boreham Chelmsford	6.95	7.05	170	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS107		Land South East of the Yard Old Bell Lane Rettendon Chelmsford Essex	0.99		22	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy
CFS108		Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex	2.66		53	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS109		Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex	2.1		47	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS110		Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex	5.3		111	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS111		Land North of Hawkin Smiths Farmhouse, Wydes Road, Highwood, Chelmsford, Essex	0.57		14	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS112		Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford	4.88		120	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS113		Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex	16.4		404	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS114		Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT	0.62		15	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS115		The Blue House, Chignal Road, Chignal Smealy, Chelmsford, Essex, CM1 4SS	1.27		30	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS116		Land East of 1-15 Millfields, Danbury, Chelmsford, Essex	3.3		87	Residential	No	No	No	No	No	No	No	No	No	No	Danbury site - assessed under CFS190
CFS117		BAE Works, West Hanningfield Road, Great Baddow, Chelmsford	15.21		244	Residential; Affordable Housing; Employment B1; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	Yes	No	No	Allocated Employment Area; partially within Green Belt; partially allocated as open space
CFS118		Land West of BAE Systems, West Hanningfield Road, Great Baddow	1.57		35	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS119		Land East of the Crescent, Little Leighs, Chelmsford, Essex	1.99		43	Retail (Convenience); Other	No	Yes	No	No	No	No	No	No	No	No	NA
CFS120		Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford	11.97		294	Residential; Affordable Housing; Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS121		Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP	4		0	Employment B1; Employment B2; Employment B8	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS122		Land Northwest of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	9.2		194	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Assessed as RA under CFS94
CFS123		Land South East of Little Belsteads Back Lane Little Waltham Chelmsford Essex	0.95		0	Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	SLAA yield less than 10; within a Green Wedge
CFS124		Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	0		0	Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Partly allocated site; Partly assessed as RA under CFS94
CFS125		Land North of Cranham Road Little Waltham Chelmsford Essex	14.26		0	Employment B1; Employment B2; Employment B8	No	Yes	No	No	No	No	No	No	No	No	NA
CFS126		Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	0.6		13	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS127		Land South of Brookmans Farm Back Lane Stock Ingatestone	1.8		47	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS128		Bolding Hatch Business Centre Bishops Stortford Road Roxwell Chelmsford	0.7		0	Employment B1; Other	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS129		Land South of Writtle and North of the A141 Writtle Chelmsford Essex	53.1		1122	Residential; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	Yes	No	Within the Green Belt



CFS130		Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	59.1		839	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS131		Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	72.12		1023	Residential; Affordable Housing; Employment B1; Employment B2; Employment B8; Employment (other); Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS132		Land surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	76.06		1073	Residential; Affordable Housing; Employment B1; Employment B2; Employment B8; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	Yes	No	No	Contrary to the Settlement Hierarchy
CFS133		Land South of 720 Galleywood Road, Chelmsford	0.11		3	Residential; Affordable Housing; Self-Build; Gypsy and Traveller/Travelling Show Persons Site; Employment B1; Retail (Convenience); Renewable Energy Production	No	No	No	Yes	Yes	No	Yes	No	No	Within the Green Belt; SLAA yield less than 10
CFS134		Land South West of Silverwood South Hanningfield Road Rettendon Chelmsford	0.24		6	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt; SLAA yield less than 10
CFS135		Land north of The Old Coal Yard Little Waltham Chelmsford Essex	0		0	Employment B1	No	No	No	Yes	No	Yes	No	No	No	Not RA to Location 4; within a Green Wedge
CFS136		Land south of Cob Cottage Church Road West Hanningfield Chelmsford Essex	1.6		36	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS137		Land West of Farrow Road Chelmsford Essex	1.79		0	Employment B1; Employment B8	No	No	No	No	No	No	No	Yes	Yes	Developable site area is within the Green Belt
CFS138		Land East of Hallfield House Back Lane Little Waltham Chelmsford	3.3		45	Residential; Affordable Housing	No	No	No	Yes	No	Yes	No	No	No	Assessed as RA under CFS94
CFS139	SGS4	Boreham Airfield Waltham Road Boreham Chelmsford	426.75	275.6 (whole of SGS4)	7054	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	NA
CFS140		Land South East of Merefields Main Road Little Waltham Chelmsford Essex	11.46		245	Residential; Affordable Housing	No	Yes	No	Yes	No	Yes	No	No	No	NA
CFS141		Land North West of the Crescent Little Leighs Chelmsford Essex	2.98		78	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	NA
CFS142		Land North of Lammas Cottage, High Street, Stock	1.13		30	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS143		Land at Seven Ash Green	7.2		176	Residential; Other	No	Yes	No	Yes	No	Yes	No	No	No	NA
CFS144		Land East of St Marys Church Church Road Little Baddow Chelmsford Essex	0.38		9	Residential	No	No	No	Yes	No	No	Yes	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10; within a Green Corridor
CFS145		Land East of Plantation Road and West of Church Road Boreham Chelmsford Essex	35.94		770	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	Yes	No	No	No	No	No	No	Yes	NA
CFS146		Land East of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	1.03		23	Residential	No	No	No	Yes	No	Yes	No	No	No	Contrary to Settlement Hierarchy; Not RA to location 4; within a Green Wedge
CFS147		Land at and West of 71 School Road Downham Billericay Essex	7.19		151	Residential; Affordable Housing; Self-Build; Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS148		Land North of Cuton Hall Lane Chelmer Village Springfield Chelmsford Essex	1.77		32	Residential; Employment B1; Employment B2; Employment B8; Employment (other)	No	No	No	No	No	No	No	No	No	Allocated Open Space; Partially developed
CFS149		Land North East of Mole Cottage London Road Chelmsford Essex	0.4		0	Employment B1	No	No	No	Yes	Yes	No	Yes	No	No	Within the Green Belt; SLAA yield less than 10
CFS150		Land North East of Berwyn Maldon Road Margetting Ingatestone Essex	3.5		79	Residential	No	No	No	Yes	Yes	No	No	No	No	Within the Green Belt
CFS151		Land South and East of Springwood Mashbury Road Chignal St James Chelmsford Essex	0.3		7	Residential	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS152		Land North of Ash Tree House Boyton Cross Roxwell	2.58		58	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy

CFS153		206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	0.4		0	Employment B1	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; within a Green Wedge
CFS154		Land East of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	0.44		12	Residential	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS155		Land North of Nurses Cottage North Hill Little Baddow Chelmsford Essex	0		0	Residential	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; site faces significant constraints as covered by Tree Preservation Order therefore SLAA yield less than 10
CFS156		Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford	9.8		228	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS157		Land North West of Pennyfields, Parsonage Green, Broomfield, Chelmsford.	46.45		971	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	Yes	No	No	No	No	No	No	No	NA
CFS158		Land South of St Annes, Priory Road, Bicknacre	6.58		161	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS159		Field South of Jubilee Rise, Danbury, Chelmsford	1.7		45	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS160		Land North of Boreham Industrial estate, Waltham Road, Boreham, Chelmsford	4.45		0	Employment B1; Employment B2; Employment B8	No	Yes	No	No	No	No	No	No	No	No	NA
CFS161		185 New London Road, Chelmsford, CM2 9AE	0.18		7	Residential	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS162		Land Adjacent Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford	0.36		8	Residential	No	No	No	Yes	No	No	No	No	No	No	Within a Small Settlement contrary to the Settlement Hierarchy; SLAA yield less than 10
CFS163		Land North side of Ladywell Lane, Sandon, Chelmsford	0.17		4	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS164		Land South of former Sandon Centre, Woodhill Road, Sandon, Chelmsford	1.08		24	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to location 3
CFS165	SGS2	Land known as North West Quadrant, West of Avon Road, Chelmsford	117.72	46.64	2502	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Retail (Convenience); Education; Community Facility (e.g. Open Space, Sports Provision); Other	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS166		Land West of Hanbury Road, Chelmsford	2.85		0	Employment B1; Employment B2; Employment B8; Employment (other); Other	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS167	SGS7	Garden Centre Crouch Vale Nurseries Burnham Road South Woodham Ferrers Chelmsford CM3 5QP	4.32	121.38 (whole of SGS7)	0	Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS168		Hills Yard Beachs Drive Chelmsford CM1 2NJ	0.28		7	Residential	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS169		4 Pitfield Great Baddow Chelmsford Essex CM2 9QY	0.19		10	Residential	No	No	No	No	No	No	No	No	No	No	Site has been redeveloped
CFS172		Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	28.4		525	Residential; Employment B1; Employment B2; Employment B8; Retail (Convenience); Retail (Comparison); Retail (other); Education	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS173		Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	0.37		10	Care home, Sheltered Housing, Institutional Uses	No	Yes	No	No	No	No	No	No	No	No	NA
CFS174		Land West Of Byfield House Stock Road Stock Ingatestone Essex	1.68		44	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt



CFS191		Land West of 129 Watchouse Road, Galleywood	14.52		338	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS192		Land on the west side of North Hill, Little Baddow, Chelmsford	0		0	Residential; Affordable Housing; Self-Build	No	No	No	Yes	No	No	Yes	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; site faces significant suitability constraints as covered by a Tree Preservation Order therefore SLAA yield less than 10; within a Green Corridor
CFS193		1 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.06		1	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS194		2 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.07		2	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS195		Land South East of 36 Castle Close and North West of 42 Catherines Close	2.53		66	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS196		Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield Chelmsford	19.04		360	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Employment (other); Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS197		Former Industrial Site, Rignals Lane, Galleywood, Chelmsford	1.64		44	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Allocated Employment Area
CFS198		Barn adjacent the old Off Licene Blasford Hill Little Waltham Chelmsford	0.38		9	Residential; Affordable Housing; Self-Build	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; Within a Green Wedge
CFS199		Land at Sturgeons Farm Cow Watering Lane Writtle	0.49		14	Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS200		Land north and south of 19 and 21 Lordship Road Writtle	1.49		39	Residential	No	No	No	No	No	No	No	Yes	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy; partly within the Green Belt
CFS201		Land South West of Writtle College Juicing Plant Lordship Road Writtle	7.3		179	Residential; Other	No	No	No	Yes	Yes	Yes	No	No	No	No	Within the Green Belt
CFS202		The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford	0.67		19	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS203		Countryside Skills Centre Cow Watering Lane Writtle	6.57		161	Care home, Sheltered Housing, Institutional Uses	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS204	SGS5a	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs	80.42	66.99 (whole of SGS5)	1695	Residential; Other	Yes	No	No	No	No	No	No	No	No	No	NA
CFS205		Runwell Hall Farm Hoe Lane Rettendon Chelmsford	59.445		1270	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS206		Land South East of Sandpit Cottage Holybread Lane Little Baddow	2.39		54	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
CFS207		Land to the East of Bulls Lodge Garm Generals Lane Boreham	1.13		30	Residential	No	No	No	No	No	No	No	No	No	No	Within Masterplan Area for Existing Committed Development
CFS208	SGS3a	Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford	34.5	27.45	608	Residential; Affordable Housing; Retail (Convenience)	Yes	No	No	No	No	No	No	No	Yes	No	NA
CFS209		Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford	57.42		950	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS210		Land West of Beaumont Oates Cottage Chignal Road Chignal Smealy Chelmsford	2.2		37	Residential; Affordable Housing; Self-Build; Employment B1; Employment B2; Employment B8; Employment (other); Retail (Convenience); Retail (Comparison); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
CFS211		Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT	2.49		65	Residential; Affordable Housing	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS212		Field East Of Saxon Way Broomfield Chelmsford Essex	5.4		189	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	Yes	No	Yes	No	No	No	No	NA
CFS213		Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford	10.2		250	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS214		Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford	2.94		77	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS215		Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford	22.7		415	Residential; Affordable Housing	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS216		Land South of Church of England Primary School, Main Road, Ford End, Chelmsford	5.4		113	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS217		Land East of Home Pastures, Main Road, Ford End, Chelmsford	4.4		92	Residential; Affordable Housing	No	No	No	Yes	No	No	Yes	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Corridor
CFS218		Land North of Hilltop, Southend Road, Howe Green, Chelmsford	0		0	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS219		Land North of Cricketers Close, Broomfield, Chelmsford	8.28		202	Residential; Affordable Housing	No	Yes	Yes	Yes	No	Yes	No	No	No	No	NA
CFS220		Land North East of Hands Farm Cottages, Radley Green Road, Highwood	0.38		9		No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS221		Land West of Greenfield, Highwood Road, Edney Common, Chelmsford	0.19		5	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS222		Land South of Elrose, Mayes Lane, Sandon, Chelmsford	1.23		28	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
CFS223		Land Adjacent and Rear of 188 Main Road, Great Leighs, Chelmsford	0.3		8	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS224		Chenwill, Links Drive, Chelmsford	0.065		3	Residential; Self-Build	No	No	No	Yes	Yes	No	Yes	No	No	No	Within the Green Belt
CFS225		Brookside Farm, Southend Road, Great Baddow, Chelmsford	1.26		27	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; Not RA to Location 3
CFS226		Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford	4.64		97	Residential; Affordable Housing; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS227		Land South West of Rettendon Place Farm, Main Road, Rettendon	6.9		146	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS228		Land North West of Rettendon Turnpike, Rettendon, Chelmsford	3		68	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS229		Land East of A130 and North West of Runwell Road, Rettendon	0.23		7	Residential; Affordable Housing; Self-Build; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS230		Land North West of Hillminster, Hawk Hill, Rettendon, Wickford	0		0	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS231		Land South of Burnham Road, Battlesbridge, Wickford	5.06		108	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS232		Land North East of Meadow Road, Rettendon, Chelmsford	9.58		201	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS233		Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford	30.32		554	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS234		Land North East of Rettendon Turnpike, Rettendon, Chelmsford	9.36		197	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Gypsy and Traveller/Travelling Show Persons Site; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS235		Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	0.3		7	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; SLAA yield less than 10; within a Green Wedge
CFS236		Land North West of Sundayville, Lynfords Drive, Runwell, Wickford	12.9		319	Residential; Affordable Housing; Retail (Convenience)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS237		Meapswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN	0.49		12	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS238		Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR	0.17		4	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS239		Land South of The Old Rectory, mashbury Road, Chignal St James	0.12		3	Residential	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy; SLAA yield less than 10
CFS240		Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay	0.38		9	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS241	SGS1g	Civic Centre Land Site, Duke Street, Chelmsford	1.93	1.93	190	Residential; Employment B1; Retail (Convenience); Other	Yes	No	No	No	No	No	No	No	No	No	NA
CFS243		Play Area, Jubilee Rise, Danbury, Chelmsford	0.046		1	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS250		Play Area, Cherwell Drive, Chelmsford	0.29		9	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
CFS251		Garage Site, Cherry Garden Road, Great Waltham	0.45		11	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
CFS252	SGA1q	Former Church Hall, Woodhall Road, Chelmsford	0.37	0.37	19	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS253		Allotment Gardens, Hill Road South, Chelmsford	0.58			Residential	No	No	No	Yes	No	Yes	No	No	No	No	Allocated open space; Within a Green Wedge
CFS254		Freighter House Depot, Drovers Way, Boreham, Chelmsford	0.67		19	Residential; Employment B1; Retail (Comparison)	No	No	No	No	No	No	No	No	No	No	Allocated Employment Area
CFS255		Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD	0		0	Residential; Employment B1	No	No	No	No	No	No	No	No	No	No	Large proportion of site within flood zone 3a therefore resulting area not sufficient for residential development
CFS256	SGS1t	Garages rear of 44 St Nazaire Road, Chelmsford	0.24	0.24	12	Residential; Affordable Housing	Yes	No	No	No	No	No	No	No	No	No	NA
CFS257	SGS1u	Garages rear of 27 Medway Close, Chelmsford	0.97	1.28	50	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS260	EC1	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford	0.78	0.76	20	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS261		Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford	0		0	Residential; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Allocated Special Policy Area
CFS262	CW1c	Land North West of Lockside Marina, Hill Road South, Chelmsford	0.71	2.25	130	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS263	CW1d	Baddow Road Car Park, Baddow Road, Chelmsford	0.03	1.15	100	Residential	Yes	No	No	No	No	No	No	No	No	No	NA
CFS264	CW1a	Chelmer Waterside Development, Wharf Road, Chelmsford	1.95	7.39 (CW1a and CW1b)	650	Residential; Other	Yes	No	No	No	No	No	No	Yes	No	No	NA
CFS265		Galleywood Hall, 279 Beehive Lane, Great Baddow	1.03		23	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS266	GS1p	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford	0.84	0.85	23	Residential; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS267	SGS1b	Essex Police HQ and Sports Ground, New Court Road, Chelmsford	4.63	4.72	451	Residential; Other	Yes*	No	No	No	No	No	No	No	No	No	NA
CFS268		Land between Highview and High House Farm, Woodham Road, Battlesbridge	2.09		46	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS269		Land between Highview and High House Farm, Woodham Road, Battlesbridge	3.06		71	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS270		Land South East of High House Farm, Woodham Road, Battlesbridge	6.7		145	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
CFS271		Land between Highview and High House Farm, Woodham Road, Battlesbridge	1.04		24	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt

CFS272		Land North East of 148 The Street, Little Waltham	1.26		28	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Wedge
CFS273		Land South East of Fortune Cottage, School Lane, Great Leighs, Chelmsford	0.26		7	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to Location 5; SLAA yield less than 10
CFS274		Bell Works, Well Lane Danbury, Chelmsford	0.58		23	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
CFS275		Moulsham Lodge Community Centre, Waltham Glen, Chelmsford	0.57		30	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS276	SGS1d	Former St Peters College, Fox Crescent, Chelmsford	11.19	11.19	185	Residential; Affordable Housing; Education; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
CFS277		187 Main Road, Broomfield	1.23		32	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
CFS278		County Library Headquarters, Goldlay Gardens, Chelmsford	0.47		28	Residential	No	No	No	No	No	No	No	No	No	No	Site has planning permission and work has started
CFS279		Writtle Community Association 12-14 Redwood Drive, Writtle	0.65		18	Residential	No	No	No	No	No	No	No	No	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy
CFS280	SGS7	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers	19.09	121.38 (whole of SGS7)	389	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS281		Redes Farm Cottage, Main Road, Great Waltham, Chelmsford	0		0	Residential	No	No	No	No	No	No	No	No	Yes	Within a Service Settlement, contrary to Settlement Hierarchy	
CFS282	SGS7	Land North of South Woodham Ferrers, SWF, Chelmsford	121.66	121.38 (whole of SGS7)	2539	Residential; Affordable Housing; Retail (Convenience); Community Facility (e.g. Open Space, Sports Provision)	Yes	Yes	No	No	No	No	No	No	No	No	NA
CFS283		Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford	22.8		417	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	No	Yes	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy; within a Green Wedge
15SLAA1	SGS6	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	5.2	29.3 (whole of SGS6)	124	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	Yes	No	No	No	No	No	No	No	No	No	NA
15SLAA2		Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	1.25		40	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA3		Land South West Of Cloughs Cottage Main Road Boreham Chelmsford Essex	0.72		46	Residential	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA4		Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	0.53		17	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA5		Land North Of 189 Chignal Road Chelmsford	0.06		1	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	SLAA yield less than 10
15SLAA6		Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	18.78		459	Residential	No	No	No	No	No	No	Yes	No	No	No	Within a Small Settlement, contrary to Settlement Hierarchy; Partially within the Green Belt
15SLAA7		Southern Wood London Road Great Notley Braintree Essex CM77 7QL	0		11	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Remote from Great Leighs; Not RA to location 5
15SLAA8		38 Victoria Road Writtle Chelmsford CM1 3PA	0.36		12	Residential	No	No	No	No	No	No	Yes	No	No	No	Key Service Settlement within the Green Belt, contrary to the Settlement Hierarchy; partly within the Green Belt
15SLAA9		Norwood London Road Great Notley Braintree Essex CM77 7QL	0		24	Residential; Self-Build	No	No	No	No	No	No	No	No	No	No	Remote from Great Leighs; Not RA to location 5





15SLAA29		Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	0.4		13	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA30		Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	7.94		195	Residential; Affordable Housing	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA31		Former University Land Park Road Chelmsford	0.61		97	Residential; Affordable Housing; Employment B1; Retail (Comparison); Community Facility (e.g. Open Space, Sports Provision); Renewable Energy Production	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA32		Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	0		2	Residential	No	No	No	No	No	No	No	No	No	No	Not RA to location 6; SLAA yield less than 10
15SLAA33		Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	0.24		7	Gypsy and Traveller/Travelling Show Persons Site	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to the Settlement Hierarchy; Already been dismissed in part at appeal for a further Gypsy and Traveller Sites
15SLAA34		Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15.62		439	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA35		Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	0.66		15	Gypsy and Traveller/Travelling Show Persons Site	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA36		Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	0.49		14	Residential; Gypsy and Traveller/Travelling Show Persons Site	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA37		Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	0.8		18	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA38		Land South East Of 148 Mill Road Stock Ingatstone	0.45		10	Residential; Self-Build	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA39		Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	4.36		123	Residential; Gypsy and Traveller/Travelling Show Persons Site	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA40		Land North East Of Meadow Road Rettendon Chelmsford Essex	38.75		1218	Residential; Affordable Housing; Employment B1; Retail (Convenience); Retail (other); Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA41		The Island Car Park High Bridge Road Chelmsford Essex	0.79		27	Residential	No	Yes	No	No	No	No	No	No	Yes	No	NA
15SLAA42		Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	0.06		2	Residential	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy

15SLAA43	EC5	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	7.28	2.89	178	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses	Yes	Yes	No	No	No	No	No	No	No	No	NA
15SLAA44		Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	7.94		221	Residential; Affordable Housing; Care home, Sheltered Housing, Institutional Uses; Education; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
15SLAA45		Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	21.7		689	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	Yes	No	No	No	No	No	No	No	No	NA
15SLAA46		Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	1.648		53	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre
15SLAA47		Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	12.72		312	Residential; Affordable Housing	No	Yes	Yes	No	No	No	No	No	No	No	NA
15SLAA48		Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	7.96		223	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
15SLAA49		Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford	5.62		165	Residential; Affordable Housing	No	Yes	No	No	No	No	No	No	No	No	NA
17SLAA1		Storage Adjacent Pond View Banter Lane Great Leighs Chelmsford	0.34		11	Residential	No	Yes	Yes	No	No	No	No	No	No	No	NA
17SLAA3		Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	0.78		19	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
17SLAA4		Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	1.08		26	Residential; Affordable Housing; Self-Build	No	No	No	No	No	No	No	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy
17SLAA5		Field At Crondon Park Lane Stock Ingatstone Essex	9.19		225	Residential	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
17SLAA6		Land South Of Mill View Blasford Hill Chelmsford Essex	0.06		2	Residential; Affordable Housing	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; SLAA yield less than 10; within a Green Wedge
17SLAA7		Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	1.96		47	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision)	No	No	No	No	No	No	No	No	No	No	Within a Service Settlement, contrary to Settlement Hierarchy
17SLAA9		Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	0.46		15	Residential	No	No	No	Yes	No	Yes	No	No	No	No	Not RA to location 6; Within a Green Wedge
17SLAA10		Storage Land Old Chase Farm Hyde Lane Danbury Chelmsford Essex	3.698		83	Residential; Affordable Housing	No	No	No	No	No	No	No	No	No	No	Not within or adjoining Key Service Settlements of Danbury or Bicknacre







18SLAA17		Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	5.83		143	Residential; Employment B1; Employment B2; Employment B8; Employment (other)	No	No	No	No	No	No	No	No	No	No	Contrary to Settlement Hierarchy
18SLAA18		Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	7.95		195	Residential; Affordable Housing; Community Facility (e.g. Open Space, Sports Provision); Other	No	No	No	Yes	Yes	No	No	No	No	No	Within the Green Belt
18SLAA19		Land North Of Mill Road North End Dunmow Essex CM6 3PE	1.34		32	Residential	No	No	No	Yes	No	No	Yes	No	No	No	Within a Small Settlement, contrary to the Settlement Hierarchy; SLAA yield less than 10. Within a Green Corridor
18SLAA20		Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	1.49		36	Residential; Affordable Housing; Self-Build	No	Yes	No	No	No	No	No	No	No	No	NA

\* Please note that this site is proposed for removal from the Pre-Submission Local Plan. Please see the Schedule of Additional Changes, June 2018

## Appendix 2 - Site Constraints

The tables below list the constraints within the red line site area for the Strategic Site Allocations. These are known constraints which impact upon the area of the site available for development. The overall site areas which include all land within the red line are included in brackets for reference.

### Strategic Growth Site 2 - West Chelmsford (45.64 ha)

- Flood Zone 2 and 3
- Surface Water flooding areas
- Location of SuDs

### Strategic Growth Site 3a - East Chelmsford - Manor Farm (27.45 ha)

- Flood Zone 2 and 3
- Low voltage power lines and pylons running through site
- Safeguard corridor for high pressure gas line (30m easement) crossing the site
- Buffer required for Bronze Age monument and its setting
- WWII pillbox
- Topography

### Strategic Site 3b - East Chelmsford - Land North of Maldon Road (Employment) (10.76 ha)

- High voltage power line and pylons running through the site
- Land safeguarded for Park and Ride extension

### Strategic Growth Site 3c - East Chelmsford - Land South of Maldon Road (7.24 ha)

- Low voltage power line and pylons running through site
- Intermediate and high voltage power line close to site affecting site layout
- WWII pillbox
- Safeguarded corridor for high pressure gas line (30 m easement) crossing the site
- Need to retain woodland belt

### Strategic Site 3d - East Chelmsford - Land North of Maldon Road (2.83 ha)

- Intermediate and high voltage power line and pylons on edge of and close to site affecting site layout

- WWII pillbox

**Strategic Growth Site 4 - North East Chelmsford (355.73 ha)**

- Chelmsford North East Bypass safeguarded corridor
- Radial Distributor Road 2
- Existing Minerals Site
- Open Space
- Land safeguarded for Park and Ride extension
- Need to protect settings of nearby Listed Buildings

**Strategic Growth Site 5a - Great Leighs - Land at Moulsham Hall (46.67 ha)**

- Open Space
- Local Wildlife Sites
- Topography (steep slopes adjacent to A131)

**Strategic Growth Site 5b - Great Leighs - Land East of London Road (12.56 ha)**

- Adjoining wildlife site

**Strategic Growth Site 5c - Great Leighs - Land North and South of Banters Lane (7.76 ha)**

- Need to protect settings of nearby Listed Buildings
- Adjoining wildlife site

**Strategic Growth Site 6 - North of Broomfield (29.30 ha)**

- Need to protect settings of nearby Listed Buildings
- Existing water bodies
- Habitat Mitigation

**Strategic Growth Site 7 - North of South Woodham Ferrers (121.38 ha)**

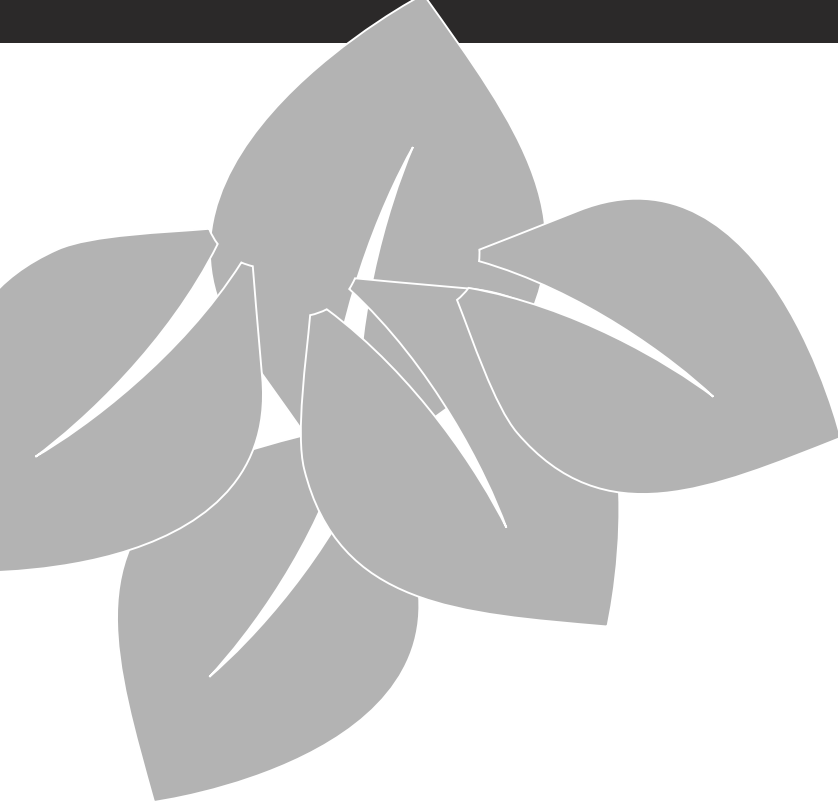
- Multiple pylons running through site
- Local Wildlife Site
- Flood Zone 2 and 3 in small part of site
- Topography (steep slopes in some parts)
- Gas main 30 metre easement
- Water main crossing the site



- Need to protect settings of nearby Listed Buildings

**Strategic Growth Site 8 - South of Bicknacre (1.42 ha)**

- Need to protect settings of nearby Listed Buildings
- Respect setting of Thrift Wood, SE of site
- Retain existing vehicular access to playing fields through site



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy  
Directorate for Sustainable Communities  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Telephone 01245 606330  
[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
[www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

Document published by  
Planning and Housing Policy  
© Copyright Chelmsford City Council



## Appendix 2

### Pre-Submission (Regulation 19) Local Plan Consultation - SITE ALLOCATIONS AT A GLANCE



Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
1a	Chelmer Waterside allocations (CW1a and CW1c-f)	Chelmsford Urban Area	880 homes	In Adopted Local Plan	4
1b	Former St Peter's College, Fox Crescent	Chelmsford Urban Area	185 homes, around 60 extra care independent living accommodation	In Adopted Local Plan	4
1d	Riverside Ice and Leisure Land, Victoria Road	Chelmsford Urban Area	150 homes	In Adopted Local Plan	4
1e	Civic Centre Land, Fairfield Road	Chelmsford Urban Area	100 homes	In Adopted Local Plan	4
1f	Eastwood House Car Park, Glebe Road	Chelmsford Urban Area	197 homes	In Adopted Local Plan	4
1g	Chelmsford Social Club, Springfield Road	Chelmsford Urban Area	29 homes	In Adopted Local Plan	4
1h	Ashby House Car Parks, New Street	Chelmsford Urban Area	80 homes	In Adopted Local Plan	4
1i	Rectory Lane Car Park West	Chelmsford Urban Area	75 homes, potential for student accommodation	In Adopted Local Plan	4
1k	Former Chelmsford Electrical and Car Wash, Brook Street	Chelmsford Urban Area	41 homes	In Adopted Local Plan	4
1l	BT Telephone Exchange, Cottage Place	Chelmsford Urban Area	30 homes	In Adopted Local Plan	4
1m	Rectory Lane Car Park East	Chelmsford Urban Area	23 homes, potential for student accommodation	In Adopted Local Plan	4
1n	Waterhouse Lane Depot and Nursery	Chelmsford Urban Area	20 homes	In Adopted Local Plan	4

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
1p	British Legion, New London Road	Chelmsford Urban Area	15 homes	In Adopted Local Plan	4
1q	Rear of 17 to 37 Beach's Drive	Chelmsford Urban Area	18 homes	In Adopted Local Plan	4
1r	Garage Site, St Nazaire Road	Chelmsford Urban Area	12 homes	In Adopted Local Plan	4
1s	Garage Site and Land, Medway Close	Chelmsford Urban Area	6 homes	In Adopted Local Plan	4
1t	Car Park R/O Bellamy Court, Broomfield Road	Chelmsford Urban Area	10 homes	In Adopted Local Plan	4
1v	Railway Sidings, Brook Street	Chelmsford Urban Area	Business or industrial use	In Adopted Local Plan	4
1w	Meadows Shopping Centre and Meadows Surface Car Park	Chelmsford Urban Area	757 homes	New allocation	4
1y	Land between Hoffmans Way and Brook Street (Marriage's Mill)	Chelmsford Urban Area	100 homes	New allocation	4
1z	Granary Car Park, Victoria Road	Chelmsford Urban Area	50 homes	New allocation	4
1aa	Coval Lane Car Park	Chelmsford Urban Area	40 homes	New allocation	4
1bb	Glebe Road Car Park	Chelmsford Urban Area	12 homes	New allocation	4
1cc	Andrews Place, Land West of Rainsford Lane	Chelmsford Urban Area	250 new affordable homes (183 net new affordable homes)	New allocation	4
2	West Chelmsford	Writtle Parish	880 homes, 5 Travelling Showpeople plots	In Adopted Local Plan	3
3a	East of Chelmsford – Manor Farm	Great Baddow Parish	360 homes	In Adopted Local Plan	3

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
3b	East of Chelmsford – Land North of Maldon Road (Employment)	Sandon Parish	5,000sqm employment floorspace	In Adopted Local Plan	3
3c	East of Chelmsford – Land South of Maldon Road	Sandon Parish	109 homes	In Adopted Local Plan	3
3d	East of Chelmsford – Land North of Maldon Road (Residential)	Sandon Parish	65 homes	In Adopted Local Plan	3
4	Land North of Galleywood Reservoir	Galleywood Parish	24 homes	In Adopted Local Plan	16
5	Land Surrounding Telephone Exchange, Ongar Road	Writtle Parish	25 homes	In Adopted Local Plan	37
6	North East Chelmsford (Chelmsford Garden Community)	Chelmsford Garden Community Parish	5,569 homes, around 56,946sqm of employment land and Gypsy and Traveller site for 10 serviced pitches. Site is able to provide a further 681 homes beyond 2041	In Adopted Local Plan	3
7a	Great Leighs - Land at Moulsham Hall	Great and Little Leighs Parish	750 homes, 5 Travelling Showpeople plots	In Adopted Local Plan	18
7b	Great Leighs – Land East of London Road	Great and Little Leighs Parish	250 homes including specialist residential homes for older persons	In Adopted Local Plan	18
7c	Great Leighs – Land North and South of Banters Lane	Great and Little Leighs Parish	100 homes	In Adopted Local Plan	18
8	North of Broomfield	Broomfield/Little Waltham Parish	512 homes	In Adopted Local Plan	10
9a	Waltham Road Employment Area	Boreham Parish	Expansion of existing employment area for 3,500sqm of employment floorspace	New allocation	9
10	North of South Woodham Ferrers	South Woodham Ferrers Parish	1,220 homes, 1,200 sqm business floorspace and 5 Travelling Showpeople plots	In Adopted Local Plan	5

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
11b	Land at Kingsgate, Bicknacre Road	Woodham Ferrers and Bicknacre Parish	20 homes on a site of up to 1ha	New allocation	8
11c	Land West of Barbrook Way	Woodham Ferrers and Bicknacre Parish	20 homes on a site of up to 1ha	New allocation	8
12	St Giles, Moor Hall Lane	Woodham Ferrers and Bicknacre Parish	32 units of specialist residential accommodation	In Adopted Local Plan	8
13	Danbury	Danbury Parish	100 homes to be allocated through the Danbury Neighbourhood Plan:  DNP1-A Land at Sandpit Field, East of Little Fields DNP1-B Land at Tyndales Farm West DNP1-C Ex Play Area, South of Jubilee Rise DNP1-D Danecroft, Woodhill Road DNP1-E Land at Mayes Lane	In Adopted Local Plan	12
14b	Land South of Ford End Primary School	Great Waltham Parish	20 homes on a site of up to 1ha	New allocation	15
15	Little Boyton Hall Farm Employment Area	Roxwell Parish	Expansion of existing employment area for 6,000sqm of employment floorspace	New allocation	3
16a	East Chelmsford Garden Community (Hammonds Farm)	Boreham, Chelmer Village, Danbury, Little Baddow and Sandon Parishes	3,000 homes, 43,000sqm employment floorspace, two Gypsy and Traveller sites with 10 serviced pitches each and 13 Travelling Showpeople plots. Site is able to provide a further 1,500 homes beyond 2041	New allocation	3
16b	Land adjacent to A12 Junction 18 Employment Area	Sandon Parish	43,000sqm employment floorspace	New allocation	3
17a	Land North of Abbey Fields	East Hanningfield Parish	11 homes on a site of up to 1ha	New allocation	13

Site No.	Site name	Location	Proposed development	Site Status	Policies Map No.
17b	Land East of Highfields Mead	East Hanningfield Parish	20 homes on a site of up to 1ha	New allocation	13

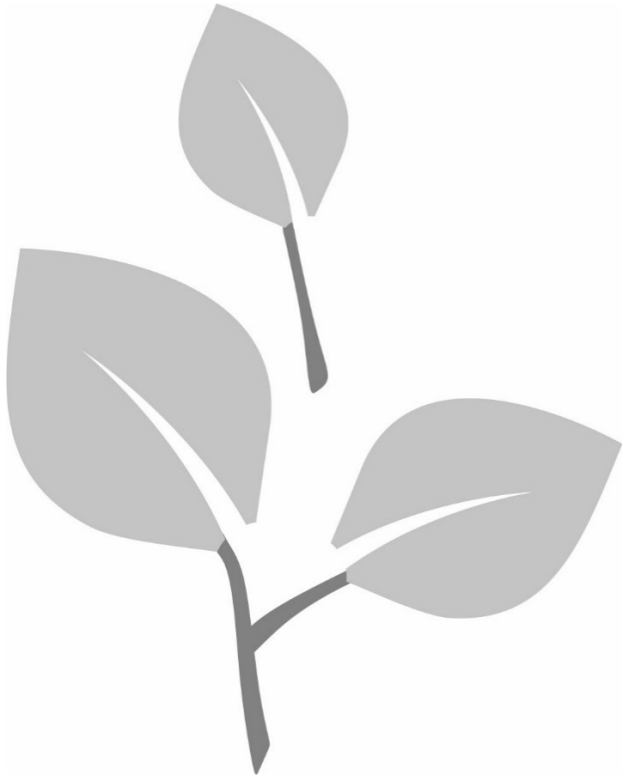
Highlighted text = Proposed new development allocations in the review of the Local Plan.

**Planning Policy Team, February 2025**

Chelmsford City Council

01245 606330

planning.policy@chelmsford.gov.uk



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Spatial Planning Services  
Directorate for Sustainable Communities  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Telephone 01245 606330  
[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
[www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

Document published by  
Spatial Planning Services  
© Copyright Chelmsford City Council

